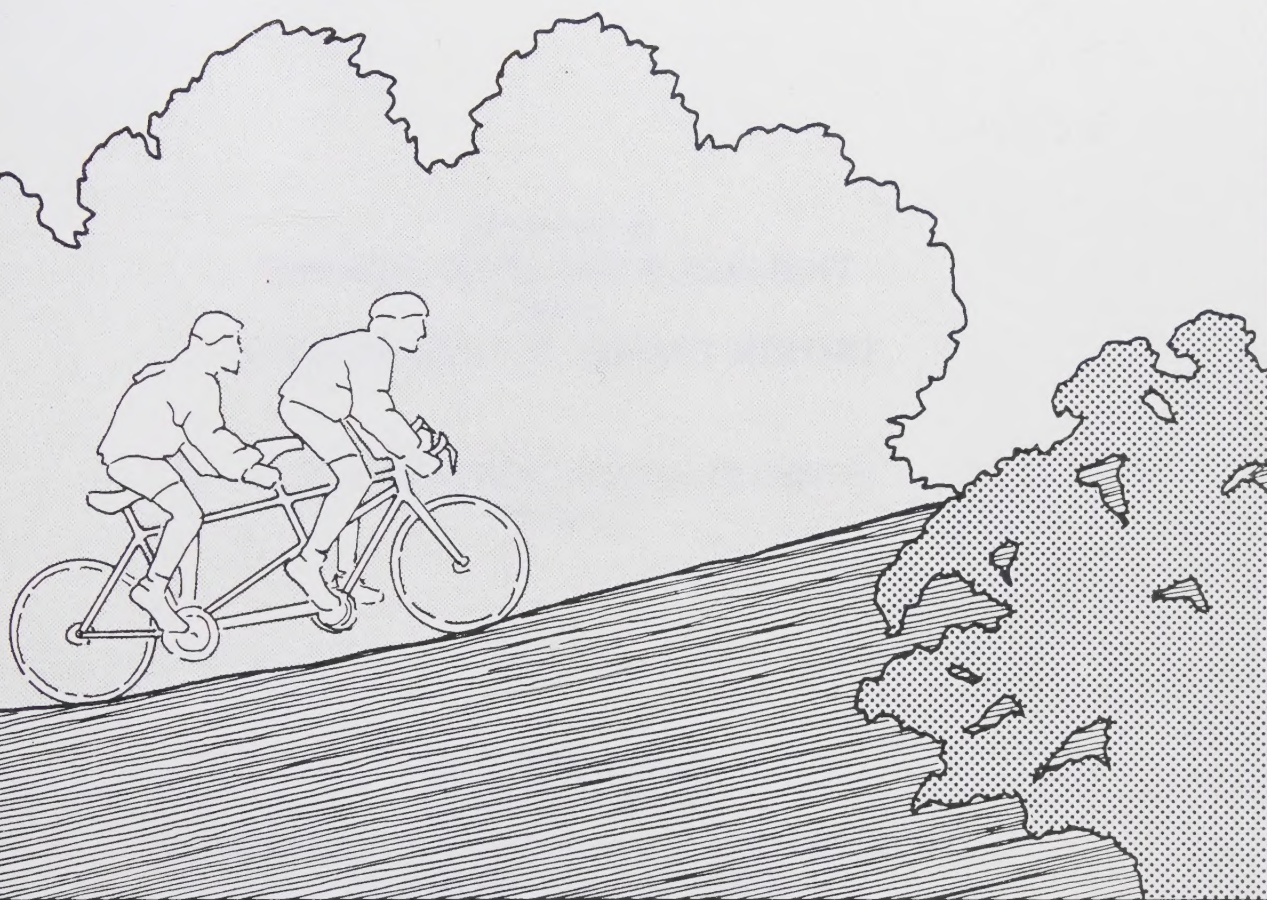


92 00285

V. 1

COUNTER COPY

IGSL
UCB



OPEN SPACE ELEMENT

Environmental Impact Report

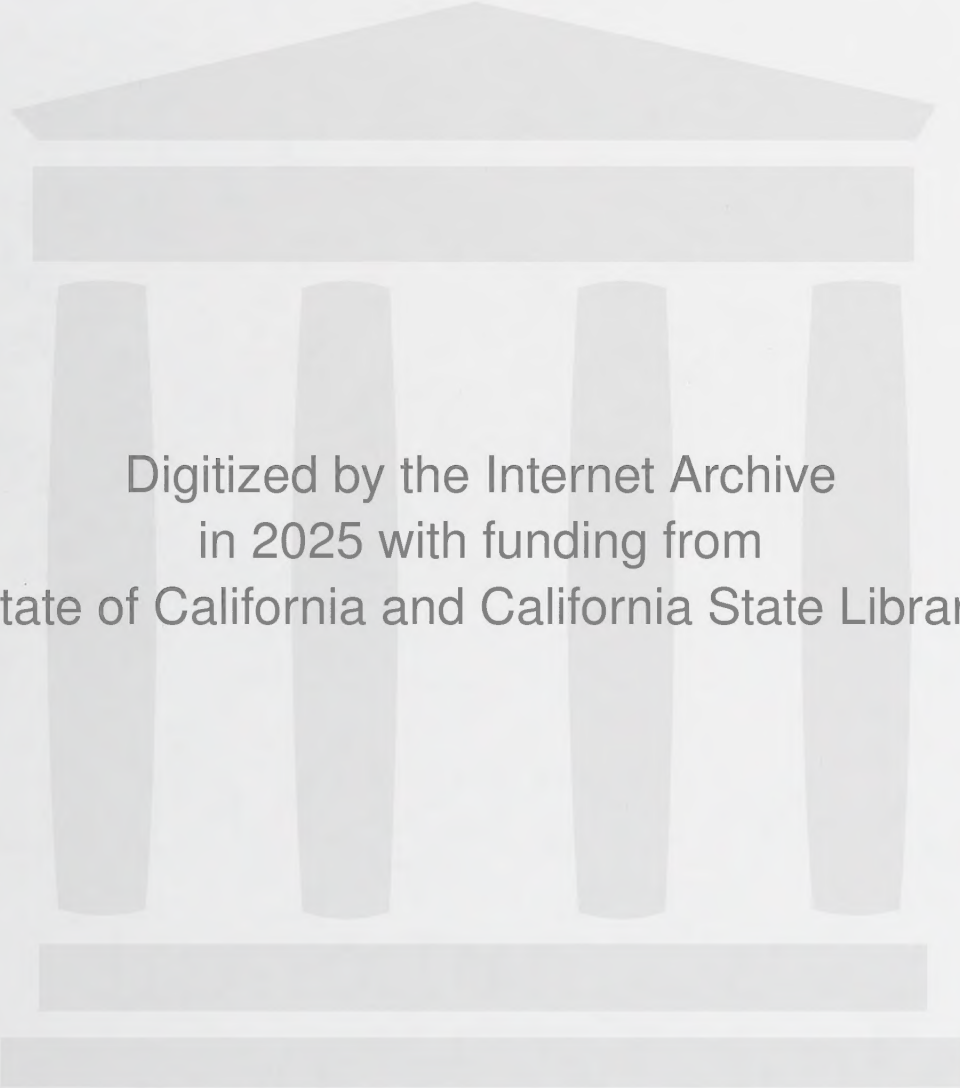
City of Davis

INSTITUTE OF GOVERNMENTAL
STUDIES LIBRARY

MAR 3 1992

UNIVERSITY OF CALIFORNIA

STA inc.



Digitized by the Internet Archive
in 2025 with funding from
State of California and California State Library

<https://archive.org/details/C124903708>

PROPOSED
REVISED OPEN SPACE ELEMENT
FINAL
ENVIRONMENTAL IMPACT REPORT

STATE CLEARINGHOUSE NUMBER:
90030133

PREPARED FOR:
CITY OF DAVIS
COMMUNITY DEVELOPMENT DEPARTMENT
23 RUSSEL BOULEVARD
DAVIS, CALIFORNIA 95616
CONTACT: BILL ALLAYAUD

PREPARED BY:
STA PLANNING, INC.
250 MONTGOMERY STREET, SUITE 1000
SAN FRANCISCO, CALIFORNIA 94104

JUNE 27, 1990

TABLE OF CONTENTS

- I. NOTICE OF DETERMINATION
- II. STATEMENT OF FACTS AND FINDINGS
- III. STATEMENT OF OVERRIDING CONSIDERATIONS
- IV. MITIGATION MONITORING PROGRAM
- V. STAFF REPORTS

Planning Commission, May 23, 1990

Planning Commission, May 29, 1990

Joint Hearing, Natural Resources and
Parks and Recreation Commission, May 23, 1990

City Council Hearing, June 20, 1990

City Council Hearing, June 27, 1990

- VI. CITY COUNCIL RESOLUTION
- VII. DRAFT ENVIRONMENTAL IMPACT REPORT
- VIII. RESPONSE TO COMMENTS

I. NOTICE OF DETERMINATION

**DEPARTMENTS:**

<input type="checkbox"/> CITY MANAGER'S OFFICE	916-756-3745
<input type="checkbox"/> COMMUNITY DEVELOPMENT	756-3746
<input type="checkbox"/> FISCAL AND INFORMATION SERVICES	756-3742
<input type="checkbox"/> FIRE	756-3743
<input type="checkbox"/> GENERAL SERVICES	756-3745
<input type="checkbox"/> PARKS AND COMMUNITY SERVICES	756-3747
<input type="checkbox"/> PERSONNEL	756-3744
<input type="checkbox"/> POLICE	756-3740
<input type="checkbox"/> PUBLIC WORKS	756-3749

CITY OF DAVIS 23 Russell Blvd. Davis, CA 95616

NOTICE OF DETERMINATION

TO: xx Office of Planning and Research
140C Tenth Street, Room 121
Sacramento, CA 95814

FROM: City of Davis
Community Development Department
23 Russell Boulevard
Davis, CA 95616

xx County Clerk
P. O. Box 1820
Woodland, CA 95695

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

PROJECT TITLE: Revised Open Space Element Environmental Impact Report

PROJECT LOCATION: City of Davis

PROJECT DESCRIPTION: Revision of the Open Space Element of the City of Davis General Plan to provide a greenway and open space system.

CONTACT PERSON: Bill Allayaud TELEPHONE NUMBER: (916) 756-3746

STATE CLEARINGHOUSE NUMBER: 90030133

This is to advise that the City of Davis has made the following determinations regarding the above described project:

1. The project has been X approved, ___ disapproved, by the City of Davis.
2. The project X will, ___ will not, have a significant effect on the environment.
3. ☒ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
☐ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA. A copy of the Negative Declaration is attached.
4. Mitigation measures X were, ___ were not, made a condition of approval of this project.
5. A Statement of Overriding Considerations X was, ___ was not, adopted for this project.
6. The Final Environmental Document and the record of the project approval may be examined at the Community Development Department of the City of Davis, 23 Russell Boulevard, Davis, California 95616, (916) 756-3746.

DATE RECEIVED FOR FILING:

July 29, 1990

Bill Allayaud
Bill Allayaud
Principal Planner

DATE: June 28, 1990



recycled paper

II. STATEMENT OF FACTS AND FINDINGS

CEQA STATEMENT OF FINDINGS AND FACTS DAVIS OPEN SPACE ELEMENT ENVIRONMENTAL IMPACT REPORT

SIGNIFICANT ENVIRONMENTAL EFFECTS WHICH CANNOT BE AVOIDED IF THE PROPOSED PROJECT IS IMPLEMENTED, FINDINGS WITH RESPECT TO SAID EFFECTS, AND STATEMENT OF FACTS IN SUPPORT THEREOF, ALL WITH RESPECT TO THE PROPOSED CERTIFICATION OF AN ENVIRONMENTAL IMPACT REPORT, ADOPTION OF THE REVISED OPEN SPACE ELEMENT, GENERAL PLAN AMENDMENT, AND SPECIFIC PLAN AMENDMENT FOR THE DAVIS OPEN SPACE ELEMENT EIR, CITY OF DAVIS, CALIFORNIA.

BACKGROUND

The California Environmental Quality Act (CEQA) and the State CEQA Guidelines (Guidelines) promulgated pursuant thereto provide:

"No public agency shall approve or carry out a project for which an EIR has been completed which identifies one or more significant environmental effects of the project unless the public agency makes one or more written findings for each of those significant effects accompanied by a brief explanation of the rational for each finding.

The possible findings are:

1. Changes or alteration have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the Final EIR.
2. Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency.
3. Specific economic, social, or other considerations make infeasible the mitigation measures or project alternatives identified in the Final EIR (Section 15091 of the Guidelines)."

The City of Davis is considering approval of the revised Open Space Element. Because the proposed actions constitute a project under the CEQA Guidelines, the City of Davis has prepared an Environmental Impact Report (EIR). This EIR has identified certain

significant effects which may occur as a result of the project, or on a cumulative basis in conjunction with other past, present, and reasonably foreseeable future projects. Further, the City of Davis desires to approve this project and, after determining that the EIR is complete and has been prepared in accordance with CEQA and the Guidelines, the findings set forth herein are made:

EFFECTS DETERMINED TO BE INSIGNIFICANT

Initial Study

The City of Davis prepared an Initial Study to identify effects of the proposed project which are and are not potentially significant. Those topics which were determined not to be significant are stated below:

Earth

1. The proposed project will not significantly expose people or property to geologic hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards.

Air

2. The proposed project will not significantly create objectional odors.
3. The proposed project will not significantly alter air movement, moisture, or temperature, or any change in climate either locally or regionally.

Water

4. The proposed project will not significantly change currents, or the course of direction of water movements, in either marine or fresh waters.
5. The proposed project will not significantly expose people or property to water related hazards such as flooding or tidal waves.

Noise

6. The proposed project will not significantly expose people to severe noise levels.

Natural Resources

7. The proposed project will not significantly increase the rate of use of any natural resources.

Risk of Upset

8. The proposed project will not significantly risk an explosion or the release of hazardous substances in the event of an accident or upset conditions.
9. The proposed project will not significantly interfere with an emergency response plan or an emergency evacuation plan.

Transportation/Circulation

10. The proposed project will not significantly generate substantial additional vehicular movement.
11. The proposed project will not significantly impact the existing transportation system.
12. The proposed project will not significantly alter waterborne, rail, or air traffic.
13. The proposed project will not significantly increase traffic hazards to motor vehicles, bicyclists, or pedestrians.

Public Services

14. The proposed project will not significantly alter the provision of school facilities.

Energy

15. The proposed project will not result in a significant use of fuel or energy.
16. The proposed project will not result in a significant increase in the demand upon existing sources of energy, or require the development of new sources of energy.

Human Health

17. The proposed project will not significantly create any health hazard or potential health hazard.

Aesthetics

18. The proposed project will not significantly result in the obstruction of any scenic vista or view open to the public, or will the proposal result in the creation of an aesthetically offensive site open to public view.

Cultural Resources

19. The proposed project will not significantly restrict existing religious or sacred uses within the potential impact area.

Environmental Impact Report

The following lists those effects that were determined to be insignificant during the preparation of the environmental document.

Land Use

1. The Agricultural Open Space component will not significantly impact existing uses in the Northwest, North Central, Northeast, and Southeast data units.

Land Use Plans

2. The proposed project will not significantly impact the City of Davis General Plan policies of the Transportation and Circulation Element, the Housing Element, and the Noise Element.
3. The proposed project will not significantly affect the Pass Through Agreement and the Davis Redevelopment Plan.

Population

4. The proposed project will not significantly alter population growth rates in the City of Davis.
5. The proposed project will not significantly alter population growth rates in the Solano County.

Housing

6. The proposed project will not significantly alter the potential for housing in the City of Davis.
7. The proposed project will not significantly alter the potential for housing in the Solano County.

Biological Resources

8. The proposed project will not significantly disturb areas of naturalized vegetation.

9. The proposed project will not significantly impact sensitive plant species.
10. When the proposed project is implemented, the resultant plantings, easements, and habitat restoration will not have a significant impact.
11. The proposed project will not significantly impact sensitive wildlife species.
12. The proposed project will not significantly impact habitats or communities.

EFFECTS DETERMINED TO REQUIRE TIERED ANALYSIS

Initial Study

The summary briefly describes those potential significant environmental effects that were determined to be sufficiently speculative so as to require future environmental analysis. As specific plans for Open Space Element components are considered for implementation, project-specific environmental analysis will need to address following impacts.

Earth

1. Development under the proposed project may alter earth resources and geologic substructures.
2. Development under the proposed project may increase soil erosion by earthwork and may result in siltation of creeks and waterways.

Air

3. Components of the proposed project may result in increases in dust and other suspended particulates both at the site of any new construction and downwind.
4. Significant long term air emission increases or the deterioration of ambient air quality may be experienced.

Water

5. Construction activities associated with project components may result in erosion and impacts to water quality.
6. Greenbelts, parks, and wetlands may increase absorption rates, thereby altering surface and groundwater characteristics.

7. Proposed parks and greenbelts may require the use of public water supply for short-term vegetation maintenance.

Plant Life

8. Implementation of proposed uses may change the diversity and number of existing plant species.
9. The establishment of proposed uses may reduce the numbers of unique, rare, or endangered plant species.
10. Establishment of proposed components may result in a barrier to the normal replenishment of existing plant species.

Animal Life

11. Numbers and/or movement of Swainson's hawks may be affected.
12. New species associated with riparian habitats may be introduced into the planning area.

Noise

13. Grading and other construction activities may cause a perceptible increase in noise levels near project sites.

Light and Glare

14. Where lands are proposed for park uses and trails, some lighting may be installed in parking lots, trail heads, and other areas for safety reasons.

Transportation/Circulation

15. Parks and trails may attract vehicle trips to specific sites which may increase parking needs.

Utilities

16. The development of open space uses may result in a need for new water, sewer, or storm drain systems or an alteration of existing systems.

Public Services and Utilities

15. The proposed project will not significantly impact the provision of water, sewer, and drainage services.

Specific Open Space Components

As specific plans for Open Space Element components are considered for implementation, project-specific environmental analysis will need to address not only those listed above but others as the specific projects may require. A discussion of "tiered" environmental analysis has been provided in the Initial Study in Appendix A of the Draft EIR.

EFFECTS DETERMINED TO BE MITIGABLE TO A LEVEL OF INSIGNIFICANCE

Land Use

Significant Effect

1. The potential impact of pesticide spraying affecting residences and the population in the South Davis, Central Davis, West Davis, and the University of California, Davis, units are mitigated.

Finding

Finding 1 - Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the Final EIR.

Facts in Support of Finding

The significant effect has been reduced to a less than significant level to the extent feasible by virtue of the following mitigation measures identified in the Final EIR and incorporated into the project.

- A. As the Davis Greenbelt and other components of the Open Space Element are implemented, compatibility impacts between development and existing agricultural uses shall be mitigated. This mitigation through the use of buffer areas, spray easements, and other means of restricting aerial spraying as required by Open Space Element policy 3.4.A.

Furthermore, tiered environmental documentation, as provided under CEQA Section 15152, shall be conducted as the revised Open Space Element is implemented and specific projects are proposed. This documentation and any future monitoring

programs shall further analyze the impact of the proposal on existing land uses and resources.

- B. A Mitigation Monitoring Program (MMP) is provided as part of the Final EIR. This MMP meets the requirements of Section 21081.6 of the Public Resources Code and will ensure that the mitigation measures are implemented as specific Open Space Components are implemented.

Significant Effect

- 2. The impact of trespassing can be reduced to a level of insignificance.

Finding

Finding 1 - Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the Final EIR.

Facts in Support of Finding

The significant effect has been reduced to a less than significant level to the extent feasible by virtue of the following mitigation measures identified in the Final EIR and incorporated into the project.

- A. The City shall ensure through signage, access restriction, and fines that trespassing into agricultural areas will be minimized.
- B. In accordance with policy 3.2.F., the City shall ensure through signage, access restriction, fines, and other available means that trespassing into agricultural areas will be minimized.
- C. A Mitigation Monitoring Program (MMP) is provided as part of the Final EIR. This MMP meets the requirements of Section 21081.6 of the Public Resources Code and will ensure that the mitigation measures are implemented as specific Open Space Components are implemented.

Land Use Plans

Significant Effect

- 3. The proposed project will require the replacement of five open space classifications with nine open space classifications in section 2.3.I of the Land Use Element.

Finding

Finding 1 - Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the Final EIR.

Facts in Support of Finding

The significant effect has been reduced to a less than significant level to the extent feasible by virtue of the following mitigation measures identified in the Final EIR and incorporated into the project.

- A. Approval of the project by the City Council shall not occur until consistency with the City General Plan policies, maps, and figures is achieved or unless the City General Plan Map and General Plan Figures are amended to be consistent with the revised Open Space Element.
- B. A Mitigation Monitoring Program (MMP) is provided as part of the Final EIR. This MMP meets the requirements of Section 21081.6 of the Public Resources Code and will ensure that the mitigation measures are implemented as specific Open Space Components are implemented.

Significant Effect

- 4. The proposed project will require changes to Land Use Element policies 2.1.A and 2.2.F and 2.3.I, Conservation Element policies 6.1.A, 6.1.B, 6.2.J, and 6.4.F, and Safety Element policy 7.2.A.

Finding

Finding 1 - Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the Final EIR.

Facts in Support of Finding

The significant effect has been reduced to a less than significant level to the extent feasible by virtue of the following mitigation measures identified in the Final EIR and incorporated into the project.

- A. Approval of the project by the City Council shall not occur until consistency with the City General Plan policies, maps, and figures is achieved or unless the City

General Plan Map and General Plan Figures are amended to be consistent with the revised Open Space Element.

- B. A Mitigation Monitoring Program (MMP) is provided as part of the Final EIR. This MMP meets the requirements of Section 21081.6 of the Public Resources Code and will ensure that the mitigation measures are implemented as specific Open Space Components are implemented.

Significant Effect

- 5. The proposed project will require changes to the City of Davis General Plan Land Use Map to reflect new open space designations.

Finding

Finding 1 - Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the Final EIR.

Facts in Support of Finding

The significant effect has been reduced to a less than significant level to the extent feasible by virtue of the following mitigation measures identified in the Final EIR and incorporated into the project.

- A. Approval of the project by the City Council shall not occur until consistency with the City General Plan policies, maps, and figures is achieved or unless the City General Plan Map and General Plan Figures are amended to be consistent with the revised Open Space Element.
- B. A Mitigation Monitoring Program (MMP) is provided as part of the Final EIR. This MMP meets the requirements of Section 21081.6 of the Public Resources Code and will ensure that the mitigation measures are implemented as specific Open Space Components are implemented.

Significant Effect

- 6. The potential impact of pesticide spraying affecting planned residences and its associated increased population in the West Davis, North Central, East Davis, and South Davis units, are mitigated.

Finding

Finding 1 - Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the Final EIR.

Facts in Support of Finding

The significant effect has been reduced to a less than significant level to the extent feasible by virtue of the following mitigation measures identified in the Final EIR and incorporated into the project.

A. As the Davis Greenbelt and other components of the Open Space Element are implemented, compatibility impacts between development and existing agricultural uses shall be mitigated. This mitigation through the use of buffer areas, spray easements, and other means of restricting aerial spraying as required by Open Space Element policy 3.4.A.

Furthermore, tiered environmental documentation, as provided under CEQA Section 15152, shall be conducted as the revised Open Space Element is implemented and specific projects are proposed. This documentation and any future monitoring programs shall further analyze the impact of the proposal on existing land uses and resources.

B. Approval of the project by the City Council shall not occur until consistency with the City General Plan policies, maps, and figures is achieved or unless the City General Plan Map and General Plan Figures are amended to be consistent with the revised Open Space Element.

C. A Mitigation Monitoring Program (MMP) is provided as part of the Final EIR. This MMP meets the requirements of Section 21081.6 of the Public Resources Code and will ensure that the mitigation measures are implemented as specific Open Space Components are implemented.

Significant Effect

7. The conflict between proposed Open Space Element designations and the current General Plan and South Davis and East Davis Specific Plan are mitigated through the adoption of the proposed project.

Finding

Finding 1 - Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the Final EIR.

Facts in Support of Finding

The significant effect has been reduced to a less than significant level to the extent feasible by virtue of the following mitigation measures identified in the Final EIR and incorporated into the project.

- A. Approval of the project by the City Council shall not occur until consistency with the City General Plan policies, maps, and figures is achieved or unless the City General Plan Map and General Plan Figures are amended to be consistent with the revised Open Space Element.
- B. Approval of the project by the City Council shall not occur until consistency with the South Davis and East Davis Specific Plan Map is achieved with direction that the Specific Plan map is amended to be consistent with the revised Open Space Element.
- C. A Mitigation Monitoring Program (MMP) is provided as part of the Final EIR. This MMP meets the requirements of Section 21081.6 of the Public Resources Code and will ensure that the mitigation measures are implemented as specific Open Space Components are implemented.

Significant Effect

- 8. The revised Open Space Element partially conflicts with Conservation Element policy 6.5.C related to the retention of "prime agricultural land".

Finding

Finding 1 - Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the Final EIR.

Facts in Support of Finding

The significant effect has been reduced to a less than significant level to the extent feasible by virtue of the following mitigation measures identified in the Final EIR and incorporated into the project.

- A. Approval of the project by the City Council shall not occur until consistency with the City General Plan policies, maps, and figures is achieved or unless the City General Plan Map and General Plan Figures are amended to be consistent with the revised Open Space Element.
- B. The revised Open Space Element while converting some prime agricultural land to develop Environmentally Sensitive Habitat areas, the Davis Greenbelt, and Connector Greenways, plans for a significant amount of land as Agricultural Reserve and Agricultural Open Space.
- C. A Mitigation Monitoring Program (MMP) is provided as part of the Final EIR. This MMP meets the requirements of Section 21081.6 of the Public Resources Code and will ensure that the mitigation measures are implemented as specific Open Space Components are implemented.

Significant Effect

- 9. For two small parcels in the City of Davis, the Zoning Map is and will be inconsistent with the General Plan.

Finding

- Finding 1 - Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the Final EIR.

Facts in Support of Finding

The significant effect has been reduced to a less than significant level to the extent feasible by virtue of the following mitigation measures identified in the Final EIR and incorporated into the project.

- A. Approval of the project by the City Council shall not occur until consistency with the Zoning Code and Zoning Map is achieved or the City Council provides direction that the City Zoning Code and Map shall be amended so as to be consistent with the proposed project.
- B. A Mitigation Monitoring Program (MMP) is provided as part of the Final EIR. This MMP meets the requirements of Section 21081.6 of the Public Resources Code and will ensure that the mitigation measures are implemented as specific Open Space Components are implemented.

Significant Effect

10. The Revised Open Space Element is inconsistent with portions of Yolo and Solano County General Plan and Zoning maps, and the UC Davis Long Range Development Plan.

Finding

- Finding 1 - Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the Final EIR.
- Finding 2 - Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency.

Facts in Support of Finding

The significant effect has been reduced to a less than significant level to the extent feasible by virtue of the following mitigation measures identified in the Final EIR and incorporated into the project.

- A. The City shall work with the Counties of Yolo and Solano and UC Davis to encourage each agency to amend their General Plan or Long Range Development Plan land use designations and zoning code designations to achieve consistency with the revised Open Space Element.
- B. A Mitigation Monitoring Program (MMP) is provided as part of the Final EIR. This MMP meets the requirements of Section 21081.6 of the Public Resources Code and will ensure that the mitigation measures are implemented as specific Open Space Components are implemented.

Biological Resources

Significant Effect

11. The proposed project will have a temporary significant impact on breeding birds in areas of construction.

Finding

Finding 1 - Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the Final EIR.

Facts in Support of Finding

The significant effect has been reduced to a less than significant level to the extent feasible by virtue of the following mitigation measures identified in the Final EIR and incorporated into the project.

- A. The City shall survey the reported Helianthus site and the proposed Sykes Slough Nature Reserve before any ground disturbance occurs.
- B. The City shall protect existing resources provided by existing trees and cropland and pasture for Swainson's hawks, particularly in the northwestern quadrant of the study area. If these resources are reduced or eliminated, adequate replacement habitat shall be provided.
- C. The City shall retain all existing natural or otherwise important vegetation until its role in supporting wildlife can be evaluated.
- D. The City shall avoid direct disturbance to habitats by avoiding construction activities during critical nesting and breeding season, typically March to June.
- E. In sites known to support burrowing owls and Swainson's hawks, the City shall conduct detailed siting surveys to place facilities in such a manner to avoid direct impacts.
- F. The City shall re-evaluate public access to certain prime habitat locations in consultation with local bird experts with possible alternatives explored.
- G. The City shall avoid construction around or near active burrowing owl dens from March to September.
- H. The City shall incorporate into the open space design areas of suitable burrowing owl den habitat, including levees, riverbanks, and some road embankments to protect or skirt around, if possible.
- I. The City shall route trails, bicycle paths, and other extensive use sites away from owl den sites.

- J. On sections of trail that cannot significantly avoid owl dens, the City shall erect at least a low fence or other barrier or a taller fence.
- K. The City shall avoid direct disturbance of existing giant garter snake aquatic habitats along Willow and Dry Sloughs.
- L. The City shall avoid spillage into the Sloughs of any soil, chemicals, asphalt, gravel, or fertilizers used along paths.
- M. The City shall retain and avoid direct disturbance to existing elderberry plants in open space areas. Additional elderberry plants should be planted in greenbelts and habitat reserves.
- N. A Mitigation Monitoring Program (MMP) is provided as part of the Final EIR. This MMP meets the requirements of Section 21081.6 of the Public Resources Code and will ensure that the mitigation measures are implemented as specific Open Space Components are implemented.

Significant Effect

- 12. The introduction of human activities in previously unvisited locations is considered a significant impact, especially during construction.

Finding

Finding 1 - Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the Final EIR.

Facts in Support of Finding

The significant effect has been reduced to a less than significant level to the extent feasible by virtue of the following mitigation measures identified in the Final EIR and incorporated into the project.

- A. The City shall survey the reported Helianthus site and the proposed Sykes Slough Nature Reserve before any ground disturbance occurs.
- B. The City shall protect existing resources provided by existing trees and cropland and pasture for Swainson's hawks, particularly in the northwestern quadrant of the study area. If these resources are reduced or eliminated, adequate replacement habitat shall be provided.

- C. The City shall retain all existing natural or otherwise important vegetation until its role in supporting wildlife can be evaluated.
- D. The City shall avoid direct disturbance to habitats by avoiding construction activities during critical nesting and breeding season, typically March to June.
- E. In sites known to support burrowing owls and Swainson's hawks, the City shall conduct detailed siting surveys to place facilities in such a manner to avoid direct impacts.
- F. The City shall re-evaluate public access to certain prime habitat locations in consultation with local bird experts with possible alternatives explored.
- G. The City shall avoid construction around or near active burrowing owl dens from March to September.
- H. The City shall incorporate into the open space design areas of suitable burrowing owl den habitat, including levees, riverbanks, and some road embankments to protect or skirt around, if possible.
- I. The City shall route trails, bicycle paths, and other extensive use sites away from owl den sites.
- J. On sections of trail that cannot significantly avoid owl dens, the City shall erect at least a low fence or other barrier or a taller fence.
- K. The City shall avoid direct disturbance of existing giant garter snake aquatic habitats along Willow and Dry Sloughs.
- L. The City shall avoid spillage into the Sloughs of any soil, chemicals, asphalt, gravel, or fertilizers used along paths.
- M. The City shall retain and avoid direct disturbance to existing elderberry plants in open space areas. Additional elderberry plants should be planted in greenbelts and habitat reserves.
- N. A Mitigation Monitoring Program (MMP) is provided as part of the Final EIR. This MMP meets the requirements of Section 21081.6 of the Public Resources Code and will ensure that the mitigation measures are implemented as specific Open Space Components are implemented.

Cultural Resources

Significant Effect

13. Direct impacts to historic/archaeological resources would result from grading, vegetation removal, and any underground utility placement.

Finding

- Finding 1 - Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the Final EIR.

Facts in Support of Finding

The significant effect has been reduced to a less than significant level to the extent feasible by virtue of the following mitigation measures identified in the Final EIR and incorporated into the project.

- A. As part of the tiering process the City of Davis Community Development Department shall conduct further cultural resource surveys as each development component of the Open Space Element is implemented.
- B. This City of Davis shall establish a cultural resources management system that will implement cultural resources implementation measures.
- C. Ground disturbing activities on or near a known archaeological study and the work itself will be monitored by an archaeologist. If any resources are discovered, all work shall be halted until the City has contacted the proper authorities and adequate mitigation measures are completed. The purpose of this action is to preclude accidental damage to archaeological deposits in the Davis Planning Area.
- D. A Mitigation Monitoring Program (MMP) is provided as part of the Final EIR. This MMP meets the requirements of Section 21081.6 of the Public Resources Code and will ensure that the mitigation measures are implemented as specific Open Space Components are implemented.

Significant Effect

14. Indirect impacts to historical/archaeological resources are anticipated to result from erosion, soil compaction, and vandalism related to increased public access to the and to future maintenance and development of the area.

Finding

Finding 1 - Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the Final EIR.

Facts in Support of Finding

The significant effect has been reduced to a less than significant level to the extent feasible by virtue of the following mitigation measures identified in the Final EIR and incorporated into the project.

- A. As part of the tiering process the City of Davis Community Development Department shall conduct further cultural resource surveys as each development component of the Open Space Element is implemented.
- B. This City of Davis shall establish a cultural resources management system that will implement cultural resources implementation measures.
- C. This MMP meets the requirements of Section 21081.6 of the Public Resources Code and will ensure that the mitigation measures are implemented as specific Open Space Components are implemented.

Public Services and Utilities

Significant Effect

- 15. The provision of access for fire and police services has been mitigated to a level of insignificance.

Finding

Finding 1 - Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the Final EIR.

Facts in Support of Finding

The significant effect has been reduced to a less than significant level to the extent feasible by virtue of the following mitigation measures identified in the Final EIR and incorporated into the project.

- A. Prior to final project approval, the Fire, Police, Parks and Recreation, and Public Works Departments shall review all project-specific plans for Open Space Element components within the Department's jurisdictional area to ensure the existence of proper mitigation measures.
- B. Prior to final project approval, the Fire Department shall review all project-specific plans for Open Space Element components for incorporation of fire protection concerns. This shall include ensuring access to open space uses.
- C. Prior to final project approval, the Police Department shall review all project-specific plans for Open Space Element components to ensure that all bicycle and pedestrian paths are sufficiently wide and durable to support emergency vehicles for routine patrol and/or medical responses.
- D. A Mitigation Monitoring Program (MMP) is provided as part of the Final EIR. This MMP meets the requirements of Section 21081.6 of the Public Resources Code and will ensure that the mitigation measures are implemented as specific Open Space Components are implemented.

EFFECTS DETERMINED TO BE SIGNIFICANT UNAVOIDABLE IMPACTS THAT ARE PARTIALLY MITIGABLE TO A LEVEL NOT LESS THAN SIGNIFICANT

Land Use

Significant Effect

1. Land use compatibility impacts between the Nature Reserve/Wildlife Habitat/Wetlands and adjacent agricultural uses are considered significant unavoidable impacts that can be partially mitigated.

Findings

- Finding 1 - Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the Final EIR.
- Finding 3 - Specific economic, social, or other considerations make infeasible the mitigation measures or project alternatives identified in the Final EIR.

Facts in Support of Findings

The significant effect has been substantially lessened to the extent feasible by virtue of the following mitigation measures identified in the Final EIR and incorporated into the project.

- A. As the Davis Greenbelt and other components of the Open Space Element are implemented, compatibility impacts between development and existing agricultural uses shall be mitigated. This mitigation through the use of buffer areas, spray easements, and other means of restricting aerial spraying as required by Open Space Element policy 3.4.A.

Furthermore, tiered environmental documentation, as provided under CEQA Section 15152, shall be conducted as the revised Open Space Element is implemented and specific projects are proposed. This documentation and any future monitoring programs shall further analyze the impact of the proposal on existing land uses and resources.

- B. A Mitigation Monitoring Program (MMP) is provided as part of the Final EIR. This MMP meets the requirements of Section 21081.6 of the Public Resources Code and will ensure that the mitigation measures are implemented as specific Open Space Components are implemented.
- C. The following Consideration of Alternatives section starting on page 26 and ending on page 30 of the Statement of Findings and Facts is hereby incorporated by reference.

Significant Effect

- 2. The loss of prime agricultural land to develop open space uses cannot be mitigated and is considered a significant unavoidable project-specific and cumulative impact.

Findings

- Finding 1 - Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the Final EIR.
- Finding 3 - Specific economic, social, or other considerations make infeasible the mitigation measures or project alternatives identified in the Final EIR.

Facts in Support of Findings

The significant effect has been substantially lessened to the extent feasible by virtue of the following mitigation measures identified in the Final EIR and incorporated into the project.

- A. The City shall prioritize future urban development to protect prime agricultural land according to the following:
 - a. Redevelopment and infill of areas within the urban area.
 - b. Development on non-prime soils.
 - c. The establishment of the Greenbelt as an urban/rural boundary.
- B. A Mitigation Monitoring Program (MMP) is provided as part of the Final EIR. This MMP meets the requirements of Section 21081.6 of the Public Resources Code and will ensure that the mitigation measures are implemented as specific Open Space Components are implemented.
- C. The following Consideration of Alternatives section starting on page 26 and ending on page 30 of the Statement of Findings and Facts is hereby incorporated by reference.

Land Use Plans

Significant Effect

- 3. Land use incompatibility impacts associated with increased wildlife populations on adjacent agriculture can be partially mitigated but remains a significant unavoidable impact.

Findings

- Finding 1 - Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the Final EIR.
- Finding 3 - Specific economic, social, or other considerations make infeasible the mitigation measures or project alternatives identified in the Final EIR.

Facts in Support of Findings

The significant effect has been substantially lessened to the extent feasible by virtue of the following mitigation measures identified in the Final EIR and incorporated into the project.

- A. As the Davis Greenbelt and other components of the Open Space Element are implemented, compatibility impacts between development and existing agricultural uses shall be mitigated. This mitigation through the use of buffer areas, spray easements, and other means of restricting aerial spraying as required by Open Space Element policy 3.4.A.

Furthermore, tiered environmental documentation, as provided under CEQA Section 15152, shall be conducted as the revised Open Space Element is implemented and specific projects are proposed. This documentation and any future monitoring programs shall further analyze the impact of the proposal on existing land uses and resources.

- B. A Mitigation Monitoring Program (MMP) is provided as part of the Final EIR. This MMP meets the requirements of Section 21081.6 of the Public Resources Code and will ensure that the mitigation measures are implemented as specific Open Space Components are implemented.
- C. The following Consideration of Alternatives section starting on page 26 and ending on page 30 of the Statement of Findings and Facts is hereby incorporated by reference.

Cultural Resources

Significant Effect

4. Implementation of the existing City policies and mitigation measures will mitigate cumulative impacts to cultural resources to the extent feasible. After mitigation, the unavoidable cumulative impact of development and disturbance in the regional area to cultural resources remains significant.

Findings

- Finding 1 - Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the Final EIR.
- Finding 3 - Specific economic, social, or other considerations make infeasible the mitigation measures or project alternatives identified in the Final EIR.

Facts in Support of Findings

The significant effect has been substantially lessened to the extent feasible by virtue of the following mitigation measures identified in the Final EIR and incorporated into the project.

- A. As part of the tiering process the City of Davis Community Development Department shall conduct further cultural resource surveys as each development component of the Open Space Element is implemented.
- B. This City of Davis shall establish a cultural resources management system that will implement cultural resources implementation measures.
- C. Ground disturbing activities on or near a known archaeological study and the work itself will be monitored by an archaeologist. If any resources are discovered, all work shall be halted until the City has contacted the proper authorities and adequate mitigation measures are completed. The purpose of this action is to preclude accidental damage to archaeological deposits in the Davis Planning Area.
- D. A Mitigation Monitoring Program (MMP) is provided as part of the Final EIR. This MMP meets the requirements of Section 21081.6 of the Public Resources Code and will ensure that the mitigation measures are implemented as specific Open Space Components are implemented.
- E. The following Consideration of Alternatives section starting on page 26 and ending on page 30 of the Statement of Findings and Facts is hereby incorporated by reference.

Significant Effect

- 5. The provision of adequate resources to maintain current levels of service for the Parks and Recreation Department is considered a partially mitigated significant unavoidable impact.

Finding

- Finding 1 - Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the Final EIR.

Facts in Support of Finding

The significant effect has been reduced to a less than significant level to the extent feasible by virtue of the following mitigation measures identified in the Final EIR and incorporated into the project.

- A. Prior final project approval, the Parks and Recreation Department shall review all project-specific plan for Open Space Element components to determine the extent of new resources, facilities, and staff needed to maintain new park and recreational facilities.
- B. A Mitigation Monitoring Program (MMP) is provided as part of the Final EIR. This MMP meets the requirements of Section 21081.6 of the Public Resources Code and will ensure that the mitigation measures are implemented as specific Open Space Components are implemented.
- C. The following Consideration of Alternative section starting on page 26 and ending on page 30 of the Statement of Findings and Facts is hereby incorporated by reference.

EFFECTS DETERMINED TO BE UNMITIGABLE SIGNIFICANT UNAVOIDABLE IMPACTS

Population

Significant Effect

- 1. Alteration of population growth rates in the unincorporated portions of Yolo County are considered significant project-specific and cumulative impacts.

Finding

Finding 3 - Specific economic, social, or other considerations make infeasible the mitigation measures or project alternatives identified in the Final EIR.

Facts in Support of Finding

No mitigation has been identified to reduce this impact. This is considered an unavoidable significant impact of the proposed project.

- A. The following Rejection of Alternatives section starting on page 26 and ending on page 30 of the Statement of Findings and Facts is hereby incorporated by reference.

Housing

Significant Effect

2. The loss of potential housing in Yolo County is considered a significant project-specific and cumulative impact.

Finding

Finding 3 - Specific economic, social, or other considerations make infeasible the mitigation measures or project alternatives identified in the Final EIR.

Facts in Support of Finding

No mitigation has been identified to reduce this impact. This is considered an unavoidable significant impact of the proposed project.

- A. The following Consideration of Alternatives section starting on page 26 and ending on page 30 of the Statement of Findings and Facts is hereby incorporated by reference.

CONSIDERATION OF ALTERNATIVES

The Draft EIR evaluates alternatives for the proposed revised Open Space Element. The Open Space Element represents a plan initiated by the City of Davis. The project has been refined during the course of public review through a series of actions including, but not limited to, those listed below.

1. In August 1989, the City of Davis City Council directed the Community Development Department to prepare a revised Open Space Element incorporating the existing document policies, and map to reflect the "greenway concept."
2. Staff worked with an appointed greenway working committee that provided expertise and overall direction.
3. Public Comments were received at a public workshop held on December 9, 1989.
4. Refinement of the land uses based upon meetings with the public and community groups.
5. The responses to the Notice of Preparation.

6. Comments made at the Planning Commission meetings of May 15 and May 29, 1990.
7. Comments made at the Joint Natural Resources/Parks Commission meeting held on May 23, 1990.
8. The responses to comments on the Draft EIR dated April 26, 1990.

Findings

1. The above described plan has been prepared and analyzed in a manner so as to provide for the greatest public involvement in the planning and CEQA process.
2. The planning process has developed an open space plan that is in conformance with the plan under which the Notice of Preparation was issued and the Draft EIR was prepared.
3. The mitigation measures are part of a Mitigation Monitoring Program that is provided in this Final EIR in conformance with Section 21081.6 of the Public Resources Code.
4. In accordance with CEQA Guidelines Section 15126(d), a reasonable range of alternatives has been analyzed in the EIR.
5. Alternatives were selected on the basis of their potential to reduce impacts of the proposed project, in accordance with CEQA Guidelines Section 15126(d).
6. In accordance with CEQA Guidelines Section 15126(d), alternative locations for the two major components, the Davis Greenbelt and the Wetlands or Environmentally Sensitive Habitat area, have been analyzed in the EIR.
7. The following provides a brief description of the project alternatives.
8. The alternatives were rejected in favor of the current project proposal.
9. The rational for rejection of each alternative is provided below.

No Project Alternatives

Alternative 1 - No Development

The No Development Alternative would limit the City of Davis to the open space uses that exist today.

FINDINGS

Finding 3 - Specific economic, social, or other considerations make infeasible the project's No Development Alternative identified in the Final EIR.

1. This alternative would not allow for the creation of continuous public open space.
2. This alternative would not create Connector Greenways to connect open space areas.
3. This alternative would not encourage the preservation and enhancement of habitat that will benefit rare and endangered species.
4. This alternative would not provide public recreational activities including active and passive uses.
5. This alternative would not expand present pedestrian and bicycle opportunities in the City of Davis and the Planning Area.
6. This alternative would not allow for the potential restoration of the Yolo Basin Wildlife Area.
7. The proposed project represents the best mix of use in the Planning Area, better than in the No Development Alternative.
8. Significant effects of the proposed project are acceptable when balanced against facts set forth in the Statement of Overriding Considerations and those stated above, and are more acceptable than those anticipated from the No Development Alternative.

Alternative 2 - Development Under the Existing General Plan

This alternative assumes development of the open space features under the restrictions and regulations of the General Plan adopted December 24, 1987.

FINDINGS

Finding 3 - Specific economic, social, or other considerations make infeasible the project's Development Under the Existing General Plan Alternative identified in the Final EIR.

1. This alternative would not allow for the creation of continuous public open space.

2. This alternative would not create Connector Greenways to connect open space areas.
3. This alternative would not encourage to the extent of the proposed Open Space Element the preservation and enhancement of habitat that will benefit rare and endangered species.
4. This alternative would not provide public recreational activities including active and passive uses.
5. This alternative would not expand present pedestrian and bicycle opportunities in the City of Davis and the Planning Area.
6. This alternative would not allow for the potential restoration of the Yolo Basin Wildlife Area.
7. The proposed project represents the best mix of use in the Planning Area, better than in the Development Under the Existing General Plan Alternative.
8. Significant effects of the proposed project are acceptable when balanced against facts set forth in the Statement of Overriding Considerations and those stated above, and are more acceptable than those anticipated from the Development Under the Existing General Plan Alternative.

Alternative 3 - Alternative Location

This alternative assumes an alternative location for the Yolo Basin Wildlife Refuge. An alternative location for the Davis Greenbelt is the premise for the Design Alternative which is discussed below.

FINDINGS

Finding 3 - Specific economic, social, or other considerations make infeasible the project's Alternative Location Alternative identified in the Final EIR.

1. Relocation of the Davis Open Space Element Wetland area to another location within the Planning Area would not allow for the creation of one contiguous habitat/wetland area in the Yolo Basin Wildlife Area. Biologists recognize that creation of smaller isolated habitat areas is not as desirable as creation of one larger habitat area. The creation of one larger habitat/wetland area allows for greater species diversity and maximum biological populations.

2. The proposed project represents the best mix of use in the Planning Area, better than in the Alternative Location Alternative.
3. Significant effects of the proposed project are acceptable when balanced against facts set forth in the Statement of Overriding Considerations and those stated above, and are more acceptable than those anticipated from the Alternative Location Alternative.

Alternative 4 - Design Alternative

This alternative would relocate the Davis Greenbelt from its proposed location to along the Connector Greenways.

FINDINGS

Finding 3 - Specific economic, social, or other considerations make infeasible the project's Design Alternative identified in the Final EIR.

1. This alternative would have greater detrimental effects to biological resources than the proposed project.
2. This alternative would not be as efficient in providing linkages between areas of natural habitat.
3. The proposed project represents the best mix of use in the Planning Area, better than in the Design Alternative.
4. Significant effects of the proposed project are acceptable when balanced against facts set forth in the Statement of Overriding Considerations and those stated above, and are more acceptable than those anticipated from the Design Alternative.

III. STATEMENT OF OVERRIDING CONSIDERATIONS

STATEMENT OF OVERRIDING CONSIDERATIONS

The guidelines of the California Environmental Quality Act require a public agency to balance the benefits of the proposed project against its unavoidable adverse environmental impacts in determining whether to approve the project. The City of Davis has determined that the benefits of this project outweigh the unavoidable adverse environmental impacts of the project so as to render them acceptable. In making this determination the City Council considered: the information contained in the Final Environmental Impact Report (EIR) all oral and written public comments; and staff reports, which are part of the record for this project. The following factors and public benefits were considered and comprise the Statement of Overriding Considerations:

1. The General Plan Amendments will facilitate the implementation of proposed Open Space components in the Davis Planning Area. The General Plan Amendment would implement goals of the General Plan including, but not limited to:
 - 2.1.E. Urge Yolo County and Solano County to preserve agricultural land within the Davis Planning Area, beyond that proposed for development.
 - 2.1.L. Create public access for community and noncommercial open space and recreational uses (e.g. community gardens, urban forests, and biking, jogging, hiking, or equestrian trails) on periphery of the urban area.
 - 6.2.C. Cooperate with other governmental agencies, the University, and citizens' groups in restoring examples of natural areas and habitats that have been lost. Preserve these areas as habitat and scenic areas or for passive recreation as described in policy 6.1.B. above.
2. The proposed Open Space Element plans for a range of public recreation facilities not currently available within the Planning Area including the Davis Greenbelt and associated public access, nature reserves, as well as other passive and active recreation areas.
3. The proposed Open Space Element encourages the preservation and enhancement of habitat that will benefit rare and endangered plants and wildlife.
4. Upon implementation of the project, the resultant plantings, easements, and habitat restoration will benefit wildlife.

5. The proposed project will have a highly significant positive impact on the overall natural ecology of the region, both for common species and the rare, individual and communities.
6. Benefits for common species will include the provision of additional usable habitat, movement routes, and an increased food base.
7. Sensitive wildlife species will benefit through the restoration and dedication of additional lands as wetlands and/or grassland habitats.
8. Raptors and migratory birds would benefit from the increase in foraging habitat, and some species which may not currently use the area may come to use it.
9. The proposed Open Space Element expands the recreational open space for pedestrians and bicyclists in the City of Davis and in the Planning Area.
10. The proposed Open Space Element will create continuous public open space.
11. Through interpretive centers and proposed educational facilities, the proposed Open Space Element offers educational opportunities for all persons.
12. The proposed project allows for the Yolo Basin Wildlife Area which will restore portions of this area to its original wetland and riparian status.
13. The majority of significant impacts associated with this project are regional in nature, and the project's cumulative and incremental contribution to those impacts is considered minimal and acceptable from a regional perspective.
14. The project will be designed and landscaped with appropriate native and drought tolerant species so as to provide an aesthetically pleasing environment while conserving natural resources.
15. The overall planning of the project is comprehensive and interrelated, not planned in a piecemeal fashion.

IV. MITIGATION MONITORING PROGRAM

PROPOSED
REVISED OPEN SPACE ELEMENT
MITIGATION MONITORING PROGRAM

STATE CLEARINGHOUSE NUMBER:
90030133

PREPARED FOR:
CITY OF DAVIS
COMMUNITY DEVELOPMENT DEPARTMENT
23 RUSSEL BOULEVARD
DAVIS, CALIFORNIA 95616
CONTACT: BILL ALLAYAUD

PREPARED BY:
STA PLANNING, INC.
250 MONTGOMERY STREET, SUITE 1000
SAN FRANCISCO, CALIFORNIA 94104

JUNE 27, 1990

MITIGATION MONITORING PROGRAM

INTRODUCTION

The development of a Mitigation Monitoring Program (MMP) is in accordance with Section 21081.6 of the Public Resources Code. The purpose of the Mitigation Monitoring Program is to ensure that proposed mitigation measures included in environmental documentation will extend beyond the pages of the document and are implemented to reduce or eliminate significant detrimental project-related impacts to the environment. The Mitigation Monitoring Program (MMP) will be approved as part of the revised Open Space Element project by the City of Davis.

The following Mitigation Monitoring Program (MMP) has been specifically tailored to the City of Davis Open Space Element. As such these general mitigation measures from this tiered EIR must be incorporated into site-specific environmental documentation and their mitigation monitoring programs.

The following contains a survey of insignificant impacts, a summary of mitigation measures, and a checklist to guide the implementation of mitigation measures.

ORGANIZATION AND FORMAT

This MMP has been developed as a stand-alone document. It contains the following: Project Description revisions, Summary of Impacts, and a Reference Checklist. Changes to the Project Description section of the Draft EIR are provided that reflect the adjustments made during the public review process. In this case the changes relate to map changes. A section that summarizes impacts and mitigation measures is provided that reflects changes made during the public review process. The reference checklist specifies measures that are: Project-Specific Mitigation, Ongoing Mitigation, and Implementation Mitigation.

PROJECT DESCRIPTION REVISIONS

The purpose of this section is to ensure that the reader can identify changes between the Project Description in the Draft EIR and the Project Description that is approved by the City Council. In this case there are three changes. The first change relates to the absence of a fiscal analysis. The second relates to minor adjustments made to the Exhibit 3 Proposed Open Space Element. The third change reflects map changes to the East Davis Specific Plan.

In accordance with Errata PD-1 in the Response to Comments, page 13 of the Project Description is updated to delete the following:

~~"5. **Fiscal Analysis.** Although not a required discretionary action, the Fiscal Analysis for the Open Space Element will be accepted as being complete.~~

Originally, it was indicated that the DEIR would include a fiscal analysis of the Open Space Element to be available under separate cover. However, staff directed the consultant not to complete the analysis because it would be premature. Until the Open Space Element is adopted and implementation plans are developed, there are too many questions that are unanswerable in terms of dollar costs. For example, some of the original assumptions in the Major Projects Financing Plan regarding acquisition of the peripheral greenbelt (now called the Davis Greenbelt) are now questionable. Also the level of detail needed to assess maintenance costs for the various components of the plan is not yet available. Because of these factors, a fiscal analysis at this point in time would be too speculative in nature."

In accordance with Errata PD-25 in the Response to Comments the Davis Open Space Element Map has been updated to correct minor schematic inconsistencies that had been approved with the adoption of the General Plan Land Use Map. Please refer to the Open Space Element exhibit in the City Staff Report dated June 27, 1990.

In accordance with Errata PD-3 in the Response to Comments, page 13 of the Project Description is updated to add the following:

"4. **Specific Plan Amendment.** An amendment to the South Davis and *East Davis* Specific Plan Map to bring them into consistency with the revised Open Space Element."

The changes to the Specific Plan Amendment Maps are provided in the attachments to the Resolutions contained in the Final EIR.

SUMMARY OF INSIGNIFICANT IMPACTS

Initial Study

This summary briefly describes those effects that were determined to be insignificant prior to the preparation of the environmental document. The following issues were indicated as having "no impact" in the Initial Study.

1. The proposed project will not significantly expose people or property to geologic hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards.
2. The proposed project will not significantly create objectional odors.

3. The proposed project will not significantly alter air movement, moisture, or temperature, or create any change in climate either locally or regionally.
4. The proposed project will not significantly change currents, or the course of direction of water movements, in either marine or fresh waters.
5. The proposed project will not significantly expose people or property to water related hazards such as flooding or tidal waves.
6. The proposed project will not significantly expose people to severe noise levels.
7. The proposed project will not significantly increase the rate of use of any natural resources.
8. The proposed project will not significantly risk an explosion or the release of hazardous substances in the event of an accident or upset conditions.
9. The proposed project will not significantly interfere with an emergency response plan or an emergency evacuation plan.
10. The proposed project will not significantly generate substantial additional vehicular movement.
11. The proposed project will not significantly impact the existing transportation system.
12. The proposed project will not significantly alter waterborne, rail, or air traffic.
13. The proposed project will not significantly alter the provision of school facilities.
14. The proposed project will not result in a significant use of fuel or energy.
15. The proposed project will not result in a significant increase in the demand upon existing sources of energy, or require the development of new sources of energy.
16. The proposed project will not significantly create any health hazard or potential health hazard.
17. The proposed project will not significantly result in the obstruction of any scenic vista or view open to the public nor will the proposal result in the creation of an aesthetically offensive site open to public view.
18. The proposed project will not significantly restrict existing religious or sacred uses

within the potential impact area.

Environmental Impact Report

The following summarizes those effects which were determined to be insignificant in the preparation of the environmental document. The following issues were indicated as having an insignificant impact in the EIR.

Land Use

1. The Agricultural Open Space component will not significantly impact existing uses in the Northwest, North Central, Northeast, and Southeast data units.

Land Use Plans

2. The proposed project will not significantly impact the City of Davis General Plan policies of the Transportation and Circulation Element, the Housing Element, and the Noise Element.
3. The proposed project will not significantly affect the East Davis Specific Plan, the Pass Through Agreement, and the Davis Redevelopment Plan.

Population

4. The proposed project will not significantly alter population growth rates in the City of Davis.
5. The proposed project will not significantly alter population growth rates in Solano County.

Housing

6. The proposed project will not significantly alter the potential for housing in the City of Davis.
7. The proposed project will not significantly alter the potential for housing in Solano County.

Biological Resources

8. The proposed project will not significantly disturb areas of naturalized vegetation.
9. The proposed project will not significantly impact sensitive plant species.

10. When the proposed project is implemented, the resultant plantings, easements, and habitat restoration will not have a significant impact.
11. The proposed project will not significantly impact sensitive wildlife species.
12. The proposed project will not significantly impact habitats or communities.

INVENTORY OF IMPACTS THAT REQUIRE TIERED ANALYSIS

Initial Study

The summary briefly describes those effects that were determined to require future environmental analysis. As specific plans for Open Space Element components are considered for implementation, project-specific environmental analysis will need to address following impacts.

Earth

1. Development under the proposed project may alter earth resources and geologic substructures.
2. Development under the proposed project may increase soil erosion by earthwork and may result in siltation of creeks and waterways.

Air

3. Components of the proposed project may result in increases in dust and other suspended particulates both at the site of any new construction and downwind.
4. Significant long term air emission increases or the deterioration of ambient air quality may be experienced.

Water

5. Construction activities associated with project components may result in erosion and impacts to water quality.
6. Greenbelts, parks, and wetlands may increase absorption rates, thereby altering surface and groundwater characteristics.
7. Proposed parks and greenbelts may require the use of public water supply for short-term vegetation maintenance.

Plant Life

8. Implementation of proposed uses may change the diversity and number of existing plant species.
9. The establishment of proposed uses may reduce the numbers of unique, rare, or endangered plant species.
10. Establishment of proposed components may result in a barrier to the normal replenishment of existing plant species.

Animal Life

11. Numbers and/or movement of Swainson's hawks may be affected.
12. New species associated with riparian habitats may be introduced into the planning area.

Noise

13. Grading and other construction activities may cause a perceptible increase in noise levels near project sites.

Light and Glare

14. Where lands are proposed for park uses and trails, some lighting may be installed in parking lots, trail heads, and other areas for safety reasons.

Transportation/Circulation

15. Parks and trails may attract vehicle trips to specific sites which may increase parking needs.

Utilities

16. The development of open space uses may result in a need for new water, sewer, or storm drain systems or an alteration of existing systems.

Public Services and Utilities

15. The proposed project will not significantly impact the provision of water, sewer, and drainage services.

INVENTORY OF IMPACTS MITIGATED TO A LEVEL OF INSIGNIFICANCE

Impacts associated with the following environmental issues will be mitigated to level of insignificance upon adherence to existing City policies and implementation of the project's mitigation measures.

Land Use

1. The potential impact of pesticide spraying affecting residences and the population in the South Davis, Central Davis, West Davis, and the University of California, Davis, units are mitigated.
2. The impact of trespassing can be reduced to a level of insignificance.

Land Use Plans

3. The proposed project will require the replacement of five open space classifications with nine open space classifications in section 2.3.I of the Land Use Element.
4. The proposed project will require changes to Land Use Element policies 2.1.A and 2.2.F and 2.3.I, Conservation Element policies 6.1.A, 6.1.B, 6.2.J, and 6.4.F, and Safety Element policy 7.2.A.
5. The proposed project will require changes to the City of Davis General Plan Land Use Map to reflect new open space designations.
6. The potential impact of pesticide spraying affecting planned residences and its associated increased population in the West Davis, North Central, East Davis, and South Davis units, is mitigated.
7. The conflict between proposed Open Space Element designations and the current General Plan is mitigated through the adoption of the proposed project.
8. The revised Open Space Element partially conflicts with Conservation Element policy 6.5.C related to the retention of "prime agricultural land".
9. For two small parcels in the City of Davis, the Zoning Map is and will be inconsistent with the General Plan.
10. The Revised Open Space Element is inconsistent with portions of the Yolo and Solano County General Plan and Zoning maps, and the UC Davis Long Range Development Plan.

Biological Resources

11. The proposed project will have a temporary significant impact on breeding birds in areas of construction.
12. The introduction of human activities in previously unvisited locations is considered a significant impact, especially during construction.

Cultural Resources

13. Direct impacts to historic/archaeological resources would result from grading, vegetation removal, and any underground utility placement.
14. Indirect impacts to historical/archaeological resources are anticipated to result from erosion, soil compaction, and vandalism related to increased public access to the and to future maintenance and development of the area.

Public Services and Utilities

15. The provision of access for fire and police services has been mitigated to a level of insignificance.
16. The provision of adequate resources to maintain current levels of service for the Parks and Recreation Department is an impact mitigated to a level of insignificance.

INVENTORY OF SIGNIFICANT UNAVOIDABLE ADVERSE IMPACTS

Impacts associated with the following environmental issues will be mitigated to the extent feasible by the implementation of the applicable City policies and mitigation measures. The following impacts cannot be mitigated to a level of insignificance at this stage of the planning process.

Land Use

1. Land use compatibility impacts between the Nature Reserve/Wildlife Habitat/Wetlands and adjacent agricultural uses are considered significant unavoidable impacts that can be partially mitigated.
2. The loss of prime agricultural land to develop open space uses cannot be mitigated and is considered a significant unavoidable project-specific and cumulative impact.

Land Use Plans

3. Land use incompatibility associated with increased wildlife populations on adjacent agriculture can be partially mitigated but remains a significant unavoidable impact.

Population

4. Alteration of population growth rates in the unincorporated portions of Yolo County is considered a significant project-specific and cumulative impacts.

Housing

5. The loss of potential housing in Yolo County is considered a significant project-specific and cumulative impact.

Cultural Resources

6. Implementation of the existing City policies and mitigation measures will mitigate cumulative impacts to cultural resources to the extent feasible. After mitigation, the unavoidable cumulative impact of development and disturbance in the regional area to cultural resources remains significant.

INVENTORY OF MITIGATION MEASURES

Land Use

1. As the Davis Greenbelt and other components of the Open Space Element are implemented, compatibility impacts between development and existing agricultural uses shall be mitigated through the use of buffer areas, spray easements, and other means of restricting aerial spraying as required by Open Space Element policy 3.4.A.

Furthermore, tiered environmental documentation, as provided under CEQA Section 15152, shall be conducted as the revised Open Space Element is implemented and specific projects are proposed. This documentation and any future monitoring programs shall further analyze the impact of the proposal on existing land uses and resources.

2. The City shall ensure through signage, access restriction, and fines that trespassing into agricultural areas will be minimized.
3. The City shall prioritize future urban development to protect prime agricultural land according to the following:

- a. Redevelopment and infill of areas within the urban area.
- b. Development on non-prime soils.
- c. The establishment of the Greenbelt as an urban/rural boundary.

Land Use Plans

4. Approval of the project by the City Council shall not occur until consistency with the City General Plan policies, maps, and figures is achieved or unless the City General Plan Map and General Plan Figures are amended to be consistent with the revised Open Space Element.
5. Approval of the project by the City Council shall not occur until consistency with the South Davis and East Davis Specific Plan map is achieved or unless the Specific Plan map is amended to be consistent with the revised Open Space Element.
6. Approval of the project by the City Council shall not occur until consistency with the Zoning Code and Zoning Map is achieved or the City Council provides direction that the City Zoning Code and Map shall be amended so as to be consistent with the proposed project.
7. The City shall work with the Counties of Yolo and Solano and UC Davis to encourage each agency to amend their General Plan or Long Range Development Plan land use designations and zoning code designations to achieve consistency with the revised Open Space Element.

Biological Resources

8. The City shall survey the reported Helianthus site and the proposed Sykes Slough Nature Reserve before any ground disturbance occurs.
9. The City shall protect existing resources provided by existing trees and cropland and pasture for Swainson's hawks, particularly in the northwestern quadrant of the study area. If these resources are reduced or eliminated adequate replacement habitat shall be provided.
10. The City shall retain all existing natural or otherwise important vegetation until its role in supporting wildlife can be evaluated.
11. The City shall avoid direct disturbance to habitats by avoiding construction activities during critical nesting and breeding season, typically March to June.

12. In sites known to support burrowing owls and Swainson's hawks, the City shall conduct detailed siting surveys to place facilities in such a manner as to avoid direct impacts.
13. The City shall re-evaluate public access to certain prime habitat locations in consultation with local bird experts with possible alternatives explored.
14. The City shall avoid construction around or near active burrowing owl dens from March to September.
15. The City shall incorporate into the open space design areas of suitable burrowing owl den habitat, including levees, riverbanks, and some road embankments to protect or skirt around, if possible.
16. The City shall route trails, bicycle paths, and other extensive use sites away from owl den sites.
17. On sections of trail that cannot significantly avoid owl dens, the City shall erect at least a low fence or other barrier or a taller fence, or establish a leash law for pets.
18. The City shall avoid direct disturbance of existing giant garter snake aquatic habitats along Willow and Dry Sloughs.
19. The City shall avoid spillage into the sloughs of any soil, chemicals, asphalt, gravel, or fertilizers used along paths.
20. The City shall retain and avoid direct disturbance to existing elderberry plants in open space areas. Additional elderberry plants should be planted in greenbelts and habitat reserves.

Cultural Resources

21. As part of the tiering process the City of Davis Community Development Department shall conduct further cultural resource surveys as each development component of the Open Space Element is implemented.
22. This City of Davis shall establish a cultural resources management system that will implement cultural resources implementation measures.
23. Ground disturbing activities on or near a known archaeological study and the work itself will be monitored by an archaeologist. If any resources are discovered, all work shall be halted until the City has contacted the proper authorities and

adequate mitigation measures are completed. The purpose of this action is to preclude accidental damage to archaeological deposits in the Davis Planning Area.

Public Services and Utilities

24. Prior to final project approval, the Fire, Police, Parks and Recreation, and Public Works Departments shall review all project-specific plans for Open Space Element components within the Department's jurisdictional area to ensure the existence of proper mitigation measures.

Fire Services

25. Prior to final project approval, the Fire Department shall review all project-specific plans for Open Space Element components for incorporation of fire protection concerns. This shall include ensuring access to open space uses.

Police Services

26. Prior to final project approval, the Police Department shall review all project-specific plans for Open Space Element components to ensure that all bicycle and pedestrian paths are sufficiently wide and durable to support emergency vehicles for routine patrol and/or medical responses.

Parks and Recreation

27. Prior to final project approval, the Parks and Recreation Department shall review all project-specific plans for Open Space Element components to determine the extent of new resources, facilities, and staff needed to maintain new park and recreational facilities:

Public Works Department

28. Prior to final project approval, the Public Works Department shall review all project-specific Open Space Element components for water, sewer, and drainage impacts, including those mentioned above.

MITIGATION MONITORING CHECKLIST

MITIGATION MONITORING	MONITOR/RESPONSIBLE PARTY	TIMING	VERIFICATION INITIAL DATE
<u>Project Specific</u>			
4. Approval of the project by the City Council shall not occur until consistency with the City General Plan policies, maps, and figures is achieved or unless the City General Plan Map and General Plan Figures are amended to be consistent with the revised Open Space Element.	City Council	Project Approval	____ ____
5. Approval of the project by the City Council shall not occur until consistency with	City Council	Project Approval	____ ____

MITIGATION MONITORING CHECKLIST

MITIGATION MONITORING	MONITOR/RESPONSIBLE PARTY	TIMING	VERIFICATION INITIAL DATE
the South Davis and East Davis Specific Plan map is achieved or unless the Specific Plan map is amended to be consistent with the revised Open Space Element.			
6. Approval of the project by the City Council shall not occur until consistency with the Zoning Code and Zoning Map is achieved or the City Council provides direction that the City Zoning Code and Map shall be amended so as to	City Council	Project Approval	_____

MITIGATION MONITORING CHECKLIST

MITIGATION MONITORING	MONITOR/RESPONSIBLE PARTY	TIMING	VERIFICATION INITIAL DATE
be consistent with the proposed project.			
<u>Ongoing Mitigation</u>			
7. The City shall work with the Counties of Yolo and Solano and UC Davis to encourage each agency to amend their General Plan or Long Range Development Plan l a n d u s e designations to achieve consistency with the revised O p e n S p a c e Element.	Community Development Department, Planning Commission, City Council	Ongoing	_____

MITIGATION MONITORING CHECKLIST

MITIGATION MONITORING	MONITOR/RESPONSIBLE PARTY	TIMING	VERIFICATION INITIAL DATE
22. This City of Davis shall establish a cultural resources management system that will implement cultural resources implementation measures.	Community Development Department	Six Months	_____
3. The City shall prioritize future urban development to protect prime agricultural according to the following:	Community Development Department	Ongoing	_____
a. Redevelopment and infill of areas within the urban area.			

MITIGATION MONITORING CHECKLIST

MITIGATION MONITORING	MONITOR/RESPONSIBLE PARTY	TIMING	VERIFICATION INITIAL DATE
b. Development of non-prime soils.			
c. The establishment of the Greenbelt as an urban/rural boundary.			
9. The City shall protect existing resources provided by existing trees and cropland and pasture for Swainson's hawks, particularly in the northwestern quadrant of the study area. If these resources are eliminated, adequate replacement habitat shall be provided.	Community Development Department	Ongoing	_____

MITIGATION MONITORING CHECKLIST

MITIGATION MONITORING	MONITOR/RESPONSIBLE PARTY	TIMING	VERIFICATION INITIAL DATE
19. The City shall avoid spillage into the sloughs of any soil, chemicals, asphalt, gravel, or fertilizers used along paths.	Community Development Department	Ongoing	_____
<u>Implementation Mitigation</u>			
Open Space Component			
1. As the Davis Greenbelt and other components of the Open Space Element are implemented, compatibility impacts between development and existing agricultural uses shall be mitigated through	Community Development Department	As Proposed for Implementation	_____

MITIGATION MONITORING CHECKLIST

MITIGATION MONITORING	MONITOR/RESPONSIBLE PARTY	TIMING	VERIFICATION INITIAL DATE
<p>the use of buffer areas, spray easements, and other means of restricting aerial spraying as required by Open Space Element policy 3.4.A.</p>			
<p>Furthermore, tiered environmental documentation, as provided under CEQA Section 15152, shall be conducted as the revised Open Space element is implemented and specific projects are proposed. This documentation and</p>			

MITIGATION MONITORING CHECKLIST

MITIGATION MONITORING	MONITOR/RESPONSIBLE PARTY	TIMING	VERIFICATION INITIAL DATE	
<p>any future monitoring programs shall further analyze the impact of the proposal on existing land and resources.</p>				
<p>12. In sites known to support burrowing owls and Swainson's hawks, the City shall conduct detailed siting surveys to place facilities in such a manner as to avoid direct impacts.</p>	<p>Community Development Department</p>	<p>As Proposed for Implementation</p>	<p>_____</p>	<p>_____</p>

MITIGATION MONITORING CHECKLIST

MITIGATION MONITORING	MONITOR/RESPONSIBLE PARTY	TIMING	VERIFICATION	
			INITIAL	DATE
15. The City shall incorporate into the open space design areas of suitable burrowing owl den habitat, and some road embankments to protect or skirt around, if possible.	Community Development Department	As Proposed for Implementation	_____	_____
16. The City shall route trails, bicycle paths, and other extensive use sites away from owl den sites.	Community Development Department	As Proposed for Implementation	_____	_____
18. The City shall avoid direct disturbance of existing giant garter snake aquatic habitats along Willow and Dry Slough.	Community Development Department	As Proposed for Implementation	_____	_____

MITIGATION MONITORING CHECKLIST

MITIGATION MONITORING	MONITOR/RESPONSIBLE PARTY	TIMING	VERIFICATION INITIAL DATE
20. The City shall retain and avoid direct disturbance to existing elderberry plants in open space areas.	Community Development Department	As Proposed for Implementation	_____
8. The City shall survey the reported Helianthus site and the proposed Sykes Slough Nature Reserve before any ground disturbance occurs.	Community Development Department	As Proposed for Implementation	_____
13. The City shall re-evaluate public access to certain prime habitat locations in consultation with local bird experts with possible	Community Development Department	As Proposed for Implementation	_____

MITIGATION MONITORING CHECKLIST

MITIGATION MONITORING	MONITOR/RESPONSIBLE PARTY	TIMING	VERIFICATION INITIAL DATE	
alternatives explored.				
21. As part of the tiering process the City of Davis Community Development Department shall conduct further cultural resource surveys as each development component of the Open Space Element is implemented.	Community Development Department	As Proposed for Implementation	_____	_____
24. Prior to final project approval, the Fire, Police, Parks and Recreation, and Public Works Departments shall	Fire, Police, Parks, and Recreation and Public Works Departments	As Proposed for Implementation	_____	_____

MITIGATION MONITORING CHECKLIST

MITIGATION MONITORING	MONITOR/RESPONSIBLE PARTY	TIMING	VERIFICATION INITIAL DATE
review all project-specific plans for Open Space Element components within the Department's jurisdiction area to ensure the existence of proper mitigation measures.			
25. Prior to final project approval, the Fire Department shall review all project-specific plans for Open Space Element components for incorporation of fire protection concerns. This shall include ensuring access to	Fire Department	As Proposed for Implementation	_____

MITIGATION MONITORING CHECKLIST

MITIGATION MONITORING	MONITOR/RESPONSIBLE PARTY	TIMING	VERIFICATION INITIAL DATE
open space uses.			
26. Prior to final project approval, the Police Department shall review all project-specific plans for Open Space Element components to ensure that all bicycle and pedestrian paths are sufficiently wide and durable to support emergency vehicles for routine patrol and/or medical responses.	Police Department	As Proposed for Implementation	_____

MITIGATION MONITORING CHECKLIST

MITIGATION MONITORING	MONITOR/RESPONSIBLE PARTY	TIMING	VERIFICATION INITIAL DATE	
27. Prior to final project approval, the Parks and Recreation Department shall review all project-specific plans for Open Space Element components to determine the extent of new resources, facilities, and staff needed to maintain new park and recreational facilities.	Parks and Recreation Department	As Proposed for Implementation	_____	_____
28. Prior to final project approval, the Public Works Department shall review all project-specific Open Space Element	Public Works Department	As Proposed for Implementation	_____	_____

MITIGATION MONITORING CHECKLIST

MITIGATION MONITORING	MONITOR/RESPONSIBLE PARTY	TIMING	VERIFICATION INITIAL DATE
components for water, sewer, and drainage impacts, including those mentioned above.			
10. The City shall retain all existing natural or otherwise important vegetation until its role in supporting wildlife can be evaluated.	Community Development Department	As Proposed for Implementation	_____
20. Additional elderberry plants should be planted in greenbelts and habitat.	Community Development Department	As Proposed for Implementation	_____

MITIGATION MONITORING CHECKLIST

MITIGATION MONITORING	MONITOR/RESPONSIBLE PARTY	TIMING	VERIFICATION INITIAL DATE
Construction Related			
11. The City shall avoid direct disturbance to habitats by a v o i d i n g c o n s t r u c t i o n activities during critical nesting and breeding season, typically March to June.	Community Development Department	During Construction	_____
14. The City shall avoid construction around or near active burrowing owl dens from M a r c h t o September.	Community Development Department	During Construction	_____

MITIGATION MONITORING CHECKLIST

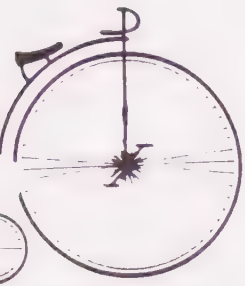
MITIGATION MONITORING	MONITOR/RESPONSIBLE PARTY	TIMING	VERIFICATION INITIAL DATE
<p>23. Ground disturbing activities on or near a known archaeological study and the work itself will be monitored by an archaeologist. If any resources are discovered, all work shall be halted until the City has contacted the proper authorities and adequate mitigation measures are provided. The purpose of this action is to preclude accidental damage to archaeological deposits in the Davis Planning Area.</p>	<p style="text-align: center;">Community Development Department</p>	<p style="text-align: center;">During Construction</p>	<p style="text-align: center;">_____</p>

MITIGATION MONITORING CHECKLIST

MITIGATION MONITORING	MONITOR/RESPONSIBLE PARTY	TIMING	VERIFICATION INITIAL DATE
Prior to Public Access			
2. The City shall ensure through signage, access restriction, and fines that trespassing into agricultural areas will be minimized.	Community Development Department	Prior to Public Access	_____
17. On sections of trail that cannot significantly avoid owl dens, the City shall erect at least a low fence or other barrier or a taller fence.	Community Development Department	Prior to Public Access	_____

V. STAFF REPORTS

Planning Commission
May 23, 1990



COMMUNITY DEVELOPMENT DEPARTMENT STAFF REPORT PLANNING COMMISSION

MEETING DATE: MAY 23, 1990
REPORT DATE: MAY 8, 1990
STAFF: BILL ALLAYAUD *GA*

STAFF REPORT FOR REVISED OPEN SPACE ELEMENT:

GENERAL PLAN AMENDMENT #7-89, SOUTH DAVIS SPECIFIC PLAN
AMENDMENT #2-89, EAST DAVIS SPECIFIC PLAN AMENDMENT #3-
89, AND ENVIRONMENTAL IMPACT REPORT #1-89

INTRODUCTION

The Planning Commission is holding a public hearing to consider the City of Davis' Revised Open Space Element which is one of the elements of the General Plan. A draft Environmental Impact Report (DEIR) has been prepared for the project and a Final EIR must be certified prior to or concurrently with the adoption of the Element by the City Council. The Planning Commission should make their recommendations to the City Council on the proposed Element and EIR for the Council's consideration at their June 13 hearing.

RECOMMENDED ACTION

Staff recommends that the Commission take the following actions:

- (1) Recommend to the City Council adoption of Amendment #7-89 to the City of Davis General Plan revising the Land Use Element, the Open Space Element, the Conservation Element, the Safety Element, and the General Plan Map;
- (2) Recommend to the City Council adoption of Amendment #2-89 to the South Davis Specific Plan consisting of map changes only; and
- (3) Recommend to the City Council adoption of Amendment #3-89 to the East Davis Specific Plan consisting of map changes only; and
- (4) Advise the City Council the Commission has reviewed Draft Environmental Impact Report #1-89 and found it to adequately address the impacts of the project, except as noted by the Commission.

SUMMARY OF THE OPEN SPACE ELEMENT

The City's current General Plan contains an Open Space Element as required by State planning law. The open space land use classifications in the current General Plan are: Parks/Recreation; Greenbelt; Greenbelt/Agricultural Buffer; and Agriculture.

The major features of the proposed Element are new land use classifications and new policies to guide the City when considering new development or implementing open space projects. Four existing open space land use classifications are amended significantly and five new classifications are added. The Land Use Map is amended to reflect the changes and a new Open Space Map is added. A few policies in the Land Use, Conservation, and Safety Elements of the General Plan are amended to be consistent with the new Open Space Element. Finally, map changes are made to the South Davis and East Davis Specific Plans to bring them into conformance with the Open Space Element.

Attached as Exhibit A is the proposed Open Space Element, including amendments to the Land Use, Conservation, and Safety Elements, new and amended Open Space policies, the amended South Davis Specific Plan map, and the new Open Space Element map.

BACKGROUND

The effort to revise the City's Open Space Element originated in 1988 with community discussions of developing a "Greenway" plan. The City's Parks and Community Services Department first presented a proposal to revise the Open Space Element, including a Greenway concept, to the City Council in August, 1989. Shortly thereafter, the City Council directed the Community Development Department to develop and process a new Open Space Element.

Concurrently, the City adopted as part of the Major Projects Financing Plan several projects that implement components of the Open Space Element.

In December, 1989, the City held a public workshop to review a draft of the proposed Open Space Element and in January, 1990 the City Council approved that draft. The Community Development Department proceeded to hire a consultant to prepare an EIR for the project. A scoping meeting was held in March, 1990 to gather public input on the possible environmental issues that needed to be addressed. The Draft EIR was released on April 26, 1990 and the comment period on the Draft EIR will close on June 11, 1990 (it was previously announced that the comment period would close on June 9, 1990).

The Planning Commission, City Council, and public should be aware that the proposed Open Space Element being heard at this time and as analyzed in the DEIR is somewhat different from the Element as last endorsed by the City Council. Staff has added some policies and revised others, including policies in other elements,

specifically, Land Use, Conservation, and Safety. This was done to achieve better clarity and internal consistency, while maintaining the Council's intent. It was also necessary to amend the maps for the South Davis and East Davis Specific Plans, so those are also the subjects of this proposal.

It is also noted that a fiscal analysis does not accompany the DEIR or this staff report. Originally, it was indicated that the DEIR would include a fiscal analysis of the Open Space Element to be available under separate cover. However, staff directed the consultant not to complete the analysis because it would be premature. Until the Open Space Element is adopted and implementation plans are developed, there are too many questions that are unanswerable in terms of dollar costs. For example, some of the original assumptions in the Major Projects Financing Plan regarding acquisition of the peripheral greenbelt (now called the Davis Greenbelt) are now questionable. Also, the level of detail needed to assess maintenance costs for the various components of the plan is not yet available. Because of these factors, a fiscal analysis at this point in time would be too speculative in nature.

MAJOR FEATURES OF THE REVISED OPEN SPACE ELEMENT

The Davis Greenbelt

The revised Open Space Element amends or changes the existing land use classification of Greenbelt/Agricultural Buffer to Davis Greenbelt. The Davis Greenbelt classification incorporates much of the concepts contained in the existing classification of Greenbelt/Agricultural Buffer and the Ring Greenway concept that were discussed as the revisions to the Open Space Element were originated.

Environmentally Sensitive Habitat Areas. (formerly known as Nature Reserves, Wildlife Habitat, and Wetlands)

The current General Plan does not have a classification to designate areas that are wetlands or other sensitive habitat. The Environmentally Sensitive Habitat Area, or ESHA, designation applies to habitats that are known to exist in Davis as well as to areas that the City hopes to see restored as habitat in the future. In the draft Open Space Element and in the DEIR, this land use classification was titled, Nature Reserves, Wildlife Habitat, and Wetlands. The title Environmentally Sensitive Habitat Areas, or ESHA, is consistent with terminology being used statewide for designating these types of resources.

Agricultural Preserve and Agricultural Open Space

The current General Plan has one classification for land in agricultural use, Agriculture. The proposed amendments provide for agricultural land to be designated as one of two types, Agricultural Preserve and Agricultural Open Space. The Ag Open Space classification is most like the current classification; it

is for land that provides the valuable natural resource of good soil for continued agricultural production. The Ag Preserve classification is a new concept. This is for lands that the City believes should be in permanent agriculture in order to provide a permanent buffer between Davis and surrounding cities and has the natural resource of good soil.

Connector Greenways

Connector Greenways are a new concept for the City's General Plan. These are essentially greenbelts that extend out from the City center that will allow bicyclists and foot traffic to travel to recreation or habitat areas or to nearby communities such as Woodland and Winters while staying off of roads. Connector Greenways may follow existing roads or railroad tracks, or may follow a natural feature, such as creek. They will vary in width, but most likely be wider along natural features and more narrow where adjacent to existing roads.

Greenstreets

Greenstreets are another new classification for the City Land Use Map. Greenstreets are existing and future city streets that will have safe and pleasant bikelanes and pedestrian lanes, as well as be pleasant routes for cars. They are distinguished by having wide bikelanes and significant landscaping, including large shade trees that form a canopy.

Community Infrastructure

The areas designated as Community Infrastructure include the existing city landfill and wastewater treatment facilities. In the current General Plan these areas are designated as Agriculture. There is one additional area with this designation, the upper portion of the old City landfill.

Parks and Recreation

No new areas are proposed to be designated as Parks and Recreation. However, the existing land use classification is revised to be more descriptive of what is expected and allowed for this use.

ANALYSIS OF GENERAL PLAN AMENDMENTS, INCLUDING ENVIRONMENTAL IMPACT

Land Use Element Changes

General Plan Amendment #7-89 would amend the Land Use Element of the General Plan as follows:

- Add five new land use classifications (Section 2.3.1)
- Revise three land use classifications (Section 2.3.1)
- Amend Policy 2.1.A and Policy 2.2.F

Delete Figure 3: "Greenbelt/Agricultural Buffer"

The five new land use classifications and the three classifications that are being revised are discussed in terms of their purpose and potential environmental impacts in the Open Space Element section which follows later in this report.

Land Use Element Policies The amendments under consideration include the revisions to the land use classifications discussed above. They also include the amendment of two current policies of the Land Use Element.

Policy 2.1.A is amended as follows, with the text in boldface indicating the additional language:

2.1.A Maintain Davis as a small, University-oriented city surrounded by farmland, **greenbelt, and natural habitats and reserves.**

The purpose of this amendment is to make this basic land use policy consistent with the intent and major emphasis of the Open Space Element. While the urban area will be predominantly surrounded by ongoing agriculture, the Davis Greenbelt will definitely become a recognizable feature that will separate urban development from rural land uses. And, in some places, notably just beyond the eastern edge of urbanization, the surrounding land use will have a major emphasis of habitat.

The environmental impact of the amendment proposed for Policy 2.1.A has been discussed above. Adding additional greenbelt and habitat uses to the planning area will reduce somewhat the amount of prime agricultural land in the planning area, but overall the General Plan as amended will further strengthen the concept that Davis intends to pursue infill and maintain an agricultural atmosphere.

Policy 2.2.F is amended as follows with the language that is struck-through indicating the change:

2.2.F ~~Where feasible, c~~Create open space between urban and agricultural uses to provide a visual edge.

This policy is amended to acknowledge that Davis is committed to the idea of the Davis Greenbelt as a continuous ring of open space around the urban center. The emphasis in this policy is on the visual open space that will be created. This policy, as amended, has an environmental impact similar to what is discussed above. Pursuit of this policy by the City will result in some displacement of agriculture, but overall will be protective of continuing agriculture surrounding the City.

Existing Figure 3 titled "Greenbelt/Agricultural Buffer" is deleted in the amendments under consideration. This figure is a schematic representation of how the greenbelt is envisioned under the current

General Plan. It is recommended for deletion because the amendments for the Open Space Element will result in a greenbelt that is significantly different in terms of the types of use allowed. There is no impact associated with the deletion of this figure.

Conservation Element

In order to make the General Plan internally consistent, it is necessary to amend a few policies in the General Plan's Conservation Element. Added language is in boldface and language to be deleted is struck through.

Policy 6.1.A is amended as follows:

6.1.A Preserve, **enhance, and where feasible, restore and**
~~protect~~ natural habitat areas.

The major existing natural habitat areas are along Putah Creek, Willow Slough and Dry Slough. Areas within the former Davis Landfill and the current wastewater treatment facility support considerable wildlife populations. A major potential new habitat area is the area of historic marsh and riparian forest adjacent to the Yolo Bypass.

The amendments to this policy are a recognition that the City intends not just to protect existing habitat, but where feasible, to enhance and restore habitat. The italicized text is not adopted policy, but is explanatory material in the General Plan. The amendments to this section acknowledge the habitat value of some land that was not noted in the existing General Plan, as well as the Yolo Basin Wildlife Concept Plan.

The environmental impact of this policy is discussed in the DEIR. If the City implements the Yolo Basin Wildlife Plan, some agricultural land will be lost. Also, the DEIR indicates that some housing units would not be built. However, as previously discussed above under "Environmentally Sensitive Habitat Areas," this impact is almost certainly overstated because of the presence of Williamson Act contracts and Yolo County policies that restrict residential use of this area.

Policy 6.1.B is a new policy:

6.1.B Where preservation of habitat is not feasible in new development, replacement of equal or greater value shall be required.

This policy is part of the City of Davis's emerging stance on preservation of habitat and on mitigation requirements where preservation is not feasible. For example, if a proposed development, which is on a site clearly slated for urban development in the General Plan, would surround an existing habitat

area, experts agree that it makes sense to relocate the habitat or mitigate its loss offsite. Because of the factors associated with offsite mitigation, experts and planning agencies in the state are requiring that the habitat be replaced on at least a 2-to-1 ratio.

It may be possible for habitats within the urban area of Davis to be relocated in areas designated as Environmentally Sensitive Habitat Areas. In other cases, onsite mitigation may be possible. But in either case, Policy 6.1.B would dictate adequate mitigation.

Policy 6.2.J is amended as follows:

~~6.2.J Preserve agricultural Reserve lands adjacent to the Yolo Bypass, an important site on the Pacific Flyway for migratory waterfowl and other bird species, for the preservation and restoration of wildlife habitat and wetlands while maintaining compatible agriculture. Causeway to preserve the habitat which is part of the Sacramento Valley flyway for migratory waterfowl and other bird species.~~

This policy is amended to more accurately reflect the intent of the various entities and the resources involved in the Yolo Basin Wildlife Concept Plan. The land adjacent to the Bypass would become part wetland, part upland, part riparian forest, while compatible agriculture continued in appropriate locations. The potential impacts of this plan have been previously discussed.

Policy 6.4.F of the Conservation Element is amended as follows:

~~6.4.F Evaluate and~~ Develop a program to encourage reuse of treated wastewater **and other suitable drainage water.**

*Possible uses for treated wastewater include **sheet flooding to create wetlands, the formation of a City groundwater aquifer recharge program or sale of treated wastewater for irrigation.***

This policy is amended to be consistent with the intent of the City to utilize drainage water from existing Channel A to support restoration of habitat. The DEIR has not evaluated the impact of such a use; any proposal by the City to use wastewater or drainage water in such a manner would be subject to a detailed environmental analysis.

Safety Element

The explanatory language in one Safety Element policy is amended as follows:

7.2.A Locate development outside of flood-prone areas unless mitigation of flood risk is assured.

Figure 11 shows flood-prone areas. Open Space Policy 3.2.B also provides for designation of lands below 25-foot elevation as flood plain and wildlife habitat to be maintained in agricultural use or as wildlife habitat.

This amendment merely reflects the City's intent to designate the area on the eastern planning boundary and adjacent to the Yolo Bypass as Environmentally Sensitive Habitat Area. This amendment is not to the guiding policy, but to the explanatory material. The impact of this designation has been previously discussed.

Open Space Element

The following summarizes and analyzes the changes made to the Open Space Element. Every change is not discussed below since many are not substantive. See Exhibit A for the complete text of the new Open Space Element.

What first follows is a discussion of each new or revised land use classification. The text of these classifications will be amended into Section 2.3.1. of the Land Use and they will be added to the Land Use Map and the new Open Space Element Map (Figure 7A).

The Davis Greenbelt is not to be confused with Neighborhood Greenbelts which wind through development in the urban area. Rather, the Davis Greenbelt is a ring of continuous open space that would surround the City, or more exactly, urban development. Under the current General Plan, the Greenbelt/Ag Buffer designation is not continuous around the urban area. The Davis Greenbelt adds this important feature. Additionally, the Davis Greenbelt does not allow for ranchettes or care homes as envisioned in the current General Plan Greenbelt/Ag Buffer as depicted in General Plan Figure 3.

The new Davis Greenbelt classification contains standards for it's dimensions and for the types of uses that will be allowed within it. The Davis Greenbelt is to have an average width of 1500 feet and a minimum width of 500 feet, with the public access portion to be 100 feet in width on average. There is to be a public access portion, with the rest to remain in uses such as agriculture and habitat. The public access portion may include uses such as trails for pedestrians, bikes, and horses, community gardens, passive and active recreation sites, and landmark or historic sites.

The DEIR indicates that the establishment of the Davis Greenbelt will have a significant environmental impact because it will result in the conversion of some prime agricultural land. Under the California Environmental Quality Act, or CEQA, any loss of prime agricultural land is by definition considered to be a significant environmental impact. However, because most of the Davis Greenbelt will remain in agricultural use, the notable exception being the 100 foot public access corridor, the actual loss of farmland will be minimal. The estimated total acreage of prime ag land to be converted in the Davis Greenbelt for the entire planning area is

only 125 acres.

This impact must also be considered in the context of the entire Open Space Element and General Plan. In addition to creating a continuous public recreation area/open space around the City, the Davis Greenbelt will provide a buffer area between the urban uses anticipated in the General Plan and ongoing farming. The other important fact to consider is that the Davis Greenbelt will provide a visible dividing line between urban uses and farming. This is consistent with existing General Plan Policy 2.2.F which calls for the creation of "open space between urban and agricultural use to provide a visual edge."

Establishing an urban/rural boundary is critical for municipalities attempting to define how urban development and ongoing farming are to coexist. The Davis Greenbelt therefore helps preserve the feasibility of agriculture. It also furthers the goal of existing General Plan Policy 2.1.A which states, "Maintain Davis as a small, University-oriented city surrounded by farmland." Implementation of the Davis Greenbelt may result in the conversion of some prime farmland, but implementation of the entire Open Space Element and General Plan will result in overall protection of existing agriculture.

The DEIR also indicates that a significant impact of the Davis Greenbelt designation will be the loss of potential housing units that would have otherwise been able to have been built on the land designated as Davis Greenbelt. Based on the assumption that Yolo County zoning allows one dwelling unit per 20 acres, Table Q in the DEIR contains an estimate that 137 dwelling units could have been built on land designated Davis Greenbelt. The DEIR acknowledges, however, on Page 99, that this number is probably not accurate given the strong policies in the Yolo County General Plan to preserve agriculture. In fact, County Policies LU 7, LU 14, LU 16, LU 17, LU 20, and LU 21 specifically prohibit residential land uses and subdivisions for residential purposes on land designated as agriculture. Additionally, a significant point not brought out in the DEIR is that for land that is under Williamson Act contract, there is a maximum of four dwelling units allowed regardless of the parcel size. This means that a 1,000 acre parcel under Williamson Act contract could have four dwelling units maximum rather than 50 units (one unit per 20 acres) as assumed in the DEIR. For these reasons, the impact on provision of housing is certainly less significant than the DEIR indicates.

Environmentally Sensitive Habitat Areas (previously titled in the Draft EIR and the Draft Open Space Element as Nature Reserves, Wildlife Habitat, and Wetlands) is a new classification for the Davis General Plan. This designation allows existing sensitive areas to be properly identified and it will provide a classification for any future habitat areas that are created. As most people are aware, Davis is participating in the development of the Yolo Basin Wildlife Area Concept Plan which, if implemented, would result in a large area of agricultural land just west of the

Yolo Bypass levees being converted to wetland, upland, and riparian vegetation, with some areas of compatible agriculture being maintained. The ESHA classification also allows for passive and low intensity recreation, as well as, nature study and interpretive centers.

The ESHA designation is also used for Putah Creek and Willow and Dry Sloughs in recognition of their important habitat values.

The DEIR found that the designation of large areas as ESHA would be a significant environmental impact for three reasons: it would result in an increase in rodents adjacent to agriculture, which would adversely affect crops; it would mean the loss of prime agricultural land; and it would result in less housing units being developed in the portion of the planning area in Yolo County.

With regard to increased rodent populations, this impact may be overstated in the DEIR. While it is true that ESHA's provide habitat that could foster an increase of rodents, they also support predator species that keep the rodent population in check.

Concerning the loss of prime agricultural land, it is true that if the Yolo Basin Wildlife Plan is implemented as envisioned, significant amounts of farmland would be lost. However, it should be pointed out that this area was at one time prime habitat and was converted to farmland in this century. The Yolo Basin Wildlife Plan would simply return some of this land back to its original state, albeit, not without some cost. The benefit to the region, state, and even nation of increased waterfowl and other habitat should not be underestimated.

The final significant impact identified by the DEIR is the potential loss of housing units in this area if converted to ESHA. Table Q in the DEIR shows the potential number of dwelling units that could be built in this area as 320. As discussed above in the section on the Davis Greenbelt, this number is unlikely given the policies of the Yolo County General Plan and the restrictions imposed by Williamson Act contracts.

Agricultural Preserve is another new classification for the General Plan. As described above, it is for land that the City believes should be in permanent agriculture in order to provide a permanent buffer between Davis and surrounding cities. On the Open Space Map, the area given this designation is across the entire northern limits of the planning area.

The DEIR identifies a significant impact associated with this land use designation as the potential loss of housing units that could have otherwise been built there. Table Q in the DEIR gives an estimate of 372 dwelling units that could have been built. Again, per the discussion above regarding the Davis Greenbelt and Environmentally Sensitive Habitat Areas, this impact is overstated.

Agricultural Open Space is a new classification basically in name

only. This designation is used to classify the remaining farmland in the planning area that is not designated Agricultural Preserve. The result is that most of the land now designated as Agriculture under the current General Plan will now be designated as Agricultural Open Space. The DEIR does not identify any significant impacts because of this change.

Connector Greenbelts are introduced to the General Plan in this revised Open Space Element. Connector Greenways, as described above, will act as greenbelts that extend out from the city center towards other communities or natural features. This will allow bicyclists and pedestrians to access these areas without interference from automobiles.

The only significant potential environmental impact associated with the establishment of the Connector Greenways that is identified in the DEIR is the loss of prime agricultural land. The DEIR estimates that 180 acres of prime farmland would be converted. This acreage could be lower if the Connector Greenways are all assumed to be 30 feet in width; the DEIR assumes a wider Connector Greenway of 100 feet along Channel A, the railroad, and the City of Davis landfill.

Again, by CEQA definition, any loss of prime farmland is considered to be a significant impact. However, if these Connector Greenways are established, they will not disrupt ongoing agriculture to any extent. They will follow existing roads or natural features and therefore will not be sited through the middle of farming operations. Additionally, as noted previously, implementation of the entire Open Space Element and the General Plan will result in protection of agriculture by establishing a stable urban/rural boundary.

Greenstreets are a new classification for the General Plan and denote streets that have wide bikelanes and significant trees and landscaping. They are the urban equivalent of the Connector Greenway, with the additional provision of facilities for automobile traffic.

The DEIR has not identified any negative environmental impacts that would be associated with the establishment of Greenstreets.

Neighborhood Greenbelt is the new name for the current General Plan designation of Greenbelt. The description of this classification in the current General Plan is expanded by the revised Open Space Element, but the actual areas designated are not changed. Therefore, no environmental impacts are expected from this amendment.

Community Infrastructure is also a new classification introduced in the revised Open Space Element. This classification is used for two areas currently designated Agriculture, the Davis landfill and the Davis wastewater treatment facility. It is also used for the City-owned site just north of the old landfill, which is currently

being leased to a photovoltaic research business.

The DEIR does not identify any environmental impacts associated with these designations.

Parks and Recreation is a classification currently used in the General Plan. These amendments do not change any of the designations on the map, but do change the definition of Parks and Recreation. The definition is expanded to include the range of recreational activities that could be included on a site with this designation.

There are no impacts identified with this amendment.

The above classifications are integrated into the various components of the Open Space Element. The following is a discussion of the policies that elaborate and detail these classifications.

The Open Space Element is organized around the four types of open space lands that are required to be addressed by state planning law: open space for preservation of natural resources; open space for the managed production of resources; open space for outdoor recreation, and open space for public health and safety.

Open Space for the Preservation of Natural Resources

The policies in this section are all new for the Open Space Element and relate to the land use designation of Environmentally Sensitive Habitat Areas or ESHA (formerly Nature Reserve/Wildlife Habitat/Wetlands). The policies detail the types of activities that should or can be pursued in an ESHA. The policies also develop how manmade features, such as drainage ponds or waste water discharge areas, can function as ESHA's.

There are not significant environmental impacts associated with these policies. The policies detail the land use classification of ESHA, the types of uses that are encouraged and the restrictions on use of these areas. The impacts of designating land as ESHA was previously discussed.

Open Space for the Managed Production of Resources

This portion of the Element concerns agricultural land. The policies in this section are the current Open Space policies and only two technical changes are made to bring them into conformance with the amended Element. Therefore, there are no impacts associated with this section's policies.

Open Space for Outdoor Recreation

This section contains policies for ESHA's, the Davis Greenbelt, Connector Greenways, Neighborhood Greenbelts, Greenstreets, and Parks. Much of the section consists of existing policies, with

technical amendments where appropriate to bring consistency with the new designations. New policies are provided for the Davis Greenbelt that guide its development. Policies are added for Connector Greenways to promote a complete circulation pattern. Finally, Greenstreet policies are provided to guide future development of these circulation elements.

The environmental impacts of these new and amended policies are not significant. The impacts of the designations that they relate to were previously discussed.

Open Space for Public Health and Safety

There is a significant policy amendment in this section for the Davis Greenbelt. The amendment requires that property owners proposing new development dedicate land for the public access component of the Davis Greenbelt. This section also has two new policies for Community Infrastructure that emphasize that these facilities can serve as habitat.

Again, the environmental impacts of these policies are minimal. The impacts of the land use designations that they relate to have been previously discussed.

South Davis Specific Plan

One amendment to the South Davis Specific Plan is under consideration and it is a map change only. The current map has a designation of Agricultural Buffer around a portion of the periphery of the South Davis Area. The amendment would fill in the peripheral areas that do not have this buffer with the designation of Davis Greenbelt. The terminology of Agricultural Buffer will be dropped in favor of Davis Greenbelt. The impacts of this designation were previously discussed. The map change is shown on attached Exhibit B.

East Davis Specific Plan

As with the South Davis Specific Plan, only a map change is proposed for the East Davis Specific Plan. The change is to add a section of Davis Greenbelt to the periphery of the area to fill in a section that does not currently have a Greenbelt/Ag Buffer designation. Again, when the Open Space Element and General Plan amendments are adopted, the terminology will be consistent for this periphery area, i.e., Davis Greenbelt. The map change is shown on attached Exhibit C.

EXHIBIT A: GENERAL PLAN AMENDMENT #7-89

New text is in bold; Deleted text is ~~struck through~~.

2 LAND USE ELEMENT

Amend policies as follows:

2.1.A Maintain Davis as a small, University-oriented city surrounded by farmland, greenbelt, and natural habitats and reserves.

2.2.F ~~Where feasible,~~ Create open space between urban and agricultural uses to provide a visual edge.

2.3.1. Land-Use Classifications

Nonresidential

Agricultural Preserve: Areas designated Agricultural Preserve are those agricultural lands identified by the City of Davis s permanent agriculture. These lands will ensure a permanent buffer between adjacent jurisdictions that will maintain the separate identities of surrounding cities.

Agricultural Open Space: Agricultural open space shall serve to protect valuable natural resources such as Class I and II (agricultural) soils. Uses include farmlands (including houses, farm buildings), and land to be used for the production of food and fiber during and beyond the 23-year planning period.

Nature Reserves, Wildlife Habitat, and Wetlands: The purpose of the Nature Reserves shall be to preserve existing wildlife habitat and develop new wildlife habitat. Possible uses include: farmland (compatible agriculture), wildlife habitat preserves, habitat for permanent and migratory waterfowl and other species, native trees and plant species, seasonal and permanent wetlands, drainage channels, bikeways, passive and low intensity recreation, nature study areas, and interpretive centers.

Davis Greenbelt: The Davis Greenbelt lies adjacent to urban development surrounding the city. It consists of continuous open space with a public access and circulation component that has minimal interaction with vehicles and a component of ongoing agricultural use. The Davis Greenbelt provides public recreation areas, semi-public areas, and buffer areas. Possible uses include: public access, public access for community and non-commercial open space and recreational uses, community gardens, urban forests, biking, jogging, hiking, and equestrian trails, retention ponds, athletic fields, horse stables, field and row crops, orchards, organic farms, natural habitat preserves, landmark or historic sites, and drainage channels and/or overflow areas for flood

control. The Greenbelt shall have an average width of 1500 feet and a minimum width of 500 feet. The public access portion of the Greenbelt shall be 100 feet in width on average.

Connector Greenway: Connector Greenways, following natural and manmade drainage channels, roadways, railroad and utility easements, link the outside edge of urban development and activity to outlying nature reserves, wetlands, City recreational facilities, and future regional parks and open space. Connector Greenways will vary in width and include a variety of land uses, including passive recreation. Possible uses include: bikeways, native plants, rest stops, trails, and directional and interpretive signs.

Neighborhood Greenbelt: Neighborhood greenbelts consist of public open spaces within urban development that provide safe and secure linear parkways and connectors close to residents as alternatives to biking or walking on streets. Neighborhood greenbelts connect to the Davis Greenbelt, Greenstreets, parks, other greenway elements, and other public facilities. Public uses include: existing and proposed neighborhood open space corridors developed with landscaping and trees, bikeways, benches, picnic areas, lighting, barbecue sites, play areas, meadow areas as open space, horseshoe pits, and volleyball courts.

Greenstreets: The Greenstreets network utilizes the existing and future streets bicycle lanes, and path system. The primary goal of these connections is to provide pleasant and safe circulation routes for bicyclists, pedestrians, as well as cars. Greenstreet uses include: roadways, street trees (including landmark trees), landscape corridors and medians (including drought tolerant plantings), and bike lanes.

Parks and Recreation: Park and Recreation areas include all existing and future neighborhood and district parks, public golf courses, and other public recreational facilities within urban development. Park and recreation areas offer traditional park amenities. Possible uses include: existing and proposed public and private recreation sites, including golf courses, baseball fields, tot lots and play apparatus, adult playing fields, soccer fields, swimming pools, community center buildings, after school care facilities, art in public places, facilities for night time recreation in district parks, trails, benches, interpretive markers, picnic areas, barbecue facilities, water fountains, landscaping and irrigation, trees for shade and wind protection, visual and sound screens, shade structures (including arbors), trellises, and passive and active facilities.

Community Infrastructure: Primary elements of Community infrastructure include flood control, waste water treatment, water production and delivery, power generation, and landfill facilities. These facilities also serve secondary roles as greenway elements such as Connector Greenways or Nature Reserves and as irrigation water (treated wastewater).

3 OPEN SPACE ELEMENT

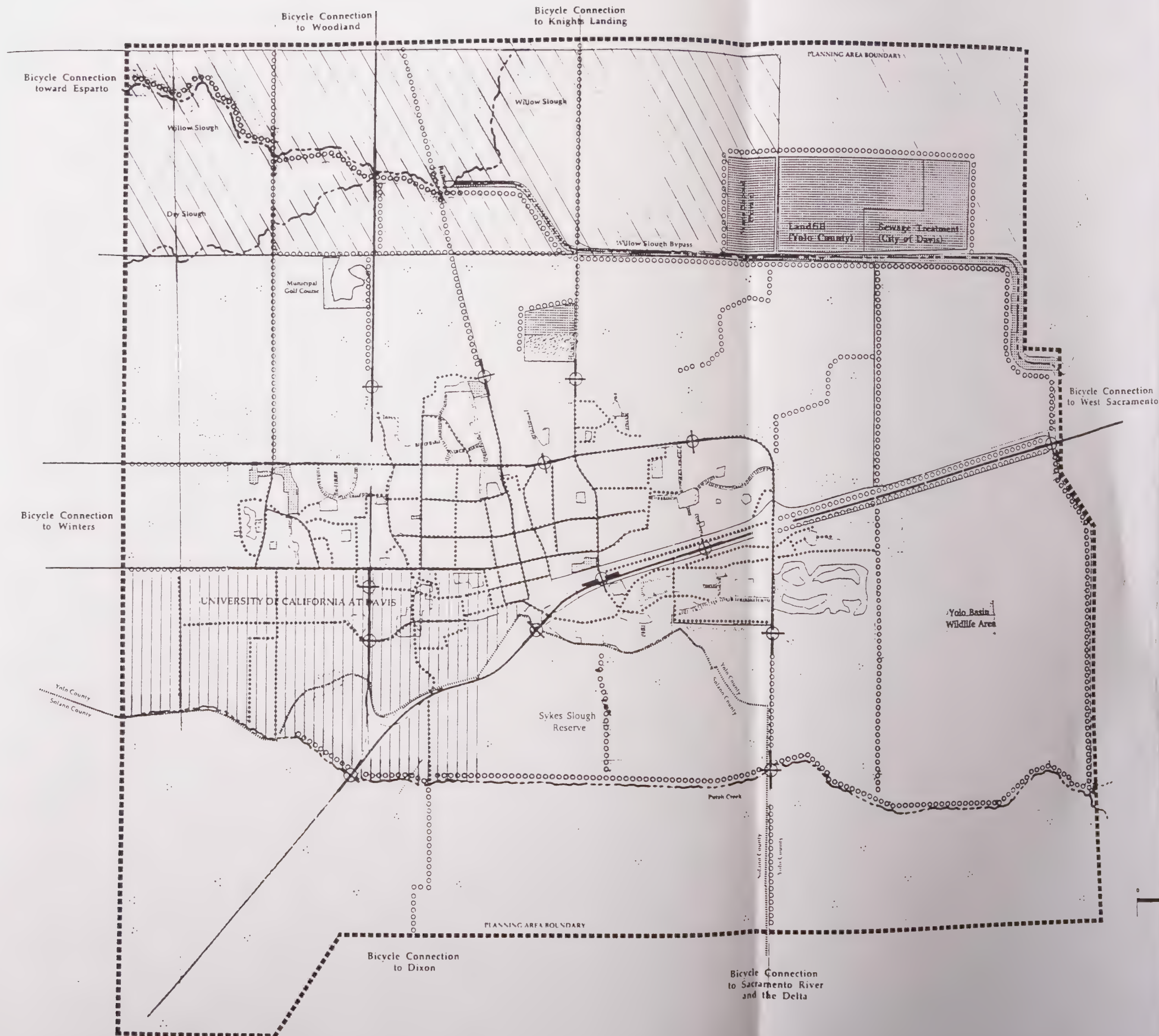
The purpose of the Open Space Element is to integrate the various open space features contained in the planning area. These open space features include habitat areas, wetlands, agriculture, public access paths and trails, and parks. The primary goals of the element are the creation of continuous public open space, the creation of Connector Greenways or links to connect open space areas, and the enhancement of native vegetation and wildlife habitat. Figure 7A depicts the Open Space Element.

Four types of open-space lands are identified in the state requirements for the Open Space Element (Gov. Code, Sec. 65560 et seq.): open space for the preservation of natural resources; open space for the managed production of resources; open space for outdoor recreation; and open space for public health and safety. Any action by the City to acquire, dispose of, or regulate the use of open-space lands in any of these categories must be consistent with the Open Space Element (Gov. Code, Sec. 65566).

The four open space types identified above are land functions or roles that encompass the various open space needs of the Davis community. Through the implementation of the Open Space Element, Davis seeks to coordinate these various open space lands to create areas that serve more than one of the identified roles. A single open space area may serve Public Health and Safety goals of providing flood protection, preserve the Natural Resources of wildlife habitat, and provide open space for Outdoor Recreation as a community amenity.

Policies relating to open space also are included in the Land Use, Schools, Conservation, and Safety elements. The Conservation Element includes policies on open space for preservation of natural resources; the Safety Element presents policies relating to open space for public health and safety.

Five Nine open-space land-use classifications are shown on the General Plan Map: ~~Parks/Recreation, Greenbelt, Greenbelt/Agricultural Buffer, Urban Reserve, and Agriculture,~~ 1) Agricultural Preserve, 2) Agricultural Open Space, 3) Environmentally Sensitive Habitat Areas, 4) Davis Greenbelt, 5) Connector Greenways, 6) Greenbelts, 7) Greenstreets, 8) City and Neighborhood Parks, and 9) Community Infrastructure.



DAVIS OPEN SPACE ELEMENT

DRAFT PLAN MAY 1990

- AGRICULTURAL PRESERVE
- AGRICULTURAL OPEN SPACE
- ENVIRONMENTALLY SENSITIVE HABITAT AREAS
- DAVIS GREENBELT
- CONNECTOR GREENWAY
- NEIGHBORHOOD GREENBELT
- PARKS AND RECREATION
- GREENSTREET
- COMMUNITY INFRASTRUCTURE
- GRADE SEPARATION CROSSING
- WATERWAY
- UNIVERSITY OF CALIFORNIA
- YOLO / SOLANO COUNTY BORDER

NOTES:

1. The open space designations are shown schematically. Actual dimensions will be determined on a project-by-project basis.
2. The Yolo Basin Wildlife Area to the east of Davis may contain compatible agriculture.



Figure 7A

TABLE 5A

FOUR TYPES OF OPEN SPACE CLASSIFICATIONS
(STATE REQUIREMENT FOR OPEN SPACE ELEMENT)
THAT WILL HELP TO MEET THE COMMUNITY'S VARIOUS OPEN SPACE NEEDS.

OPEN SPACE for the PRESERVATION of NATURAL RESOURCES	OPEN SPACE for the MANAGED PRODUCTION of RESOURCES	OPEN SPACE for OUTDOOR RECREATION	OPEN SPACE for PUBLIC HEALTH and SAFETY

Agricultural Preserve			
Agricultural Open Space	Agricultural Open Space		
E.S.H.A.*		E.S.H.A.*	
	Davis Greenbelt	Davis Greenbelt	Davis Greenbelt
		Connector Greenways	
		Neighborhood Greenbelts	
		Parks and Recreation	
		Greenstreets	
			Community Infrastructure

* Environmentally Sensitive Habitat Area

3.1 OPEN SPACE FOR THE PRESERVATION OF NATURAL RESOURCES

Policies in the Conservation Element require preservation of natural habitats and conservation of natural resources. In the planning area, natural resources other than farmland consist primarily of wildlife habitat. The State Division of Mines and Geology has studied the area and found no significant mineral resources there, although Atlantic Oil Company operates three oil wells in the East Davis area.

Environmentally Sensitive Habitat Areas

Guiding Policies:

- A. For each habitat type in the Open Space Element, identify and list trees, shrubs, and ground covers suitable for native wildlife. Habitat areas may include greenbelts and parks, riparian areas, wetlands, and uplands. The plant list should emphasize native plants. An initial list is included in Appendix I.
- B. Incorporate existing habitat areas, including Putah Creek, Dry Slough, and Willow Slough, into the Greenway network. Emphasis in these areas and in all nature reserves shall be placed on wildlife habitat preservation.
- C. Conduct special-status species surveys within the Davis Planning Area to determine species presence and habitat uses. Species that should be emphasized are listed in Appendix II.
- D. Develop a list of wildlife groups (e.g. waterfowl, shorebirds, wading birds, raptors) or wildlife species that should be encouraged or protected, and map areas where these species should be protected or encouraged.
- E. Determine species to be encouraged or preserved in transitional zones between agriculture and other land uses and provide landscaping that supports those species (e.g. highest priority for rare and endangered species). This may involve restricting public access in nesting areas of certain species such as Swainson's hawks or burrowing owls.
- F. Encourage habitat enhancement in the Greenway for migratory wetland wildlife in existing drainage ponds and other appropriate areas.
- G. Require development of wildlife habitat in all future drainage pond and canal designs and provide the mechanics for long term landscaping and maintenance for those programs. Prepare revegetation and wildlife management plans for each new detention basin or drainage canal to implement the landscape and maintenance programs.
- H. City shall require protection of heritage oaks, riparian, and wetland vegetation in new development where feasible. Inventory all heritage oaks in the General Plan Study Area. Inventory replacement oaks (young oaks that could become heritage oaks).

- I. Trees, shrubs, and ground cover plantings in landscaped areas shall emphasize those species with the greatest wildlife value.
- J. Manmade nature reserves shall serve flood control and waste water discharge functions as well as provide increased wildlife habitat.
- K. Within urban open space areas, provide habitat elements (e.g. roosting trees, nesting trees, etc.) for avian species, such as songbirds, hawks, and owls.
- L. Inventory wetland and riparian vegetation within the Davis Planning Area.
- M. Wildlife protection and habitat enhancement should take priority over human use in designated habitat areas.

~~3.2 AGRICULTURAL OPEN SPACE~~

~~3.7~~ 3.2 OPEN SPACE FOR THE MANAGED PRODUCTION OF RESOURCES

The best soils surrounding Davis are to the east and south; much of this land is under Williamson Act contract as shown on Figure 8. Figure 9 shows soil classifications. The areas of soil types with the greatest limitations are to the north between the present urban area and County Road 29. The north and eastward expansion area designated by the General Plan will increase the committed urban area by about 25 percent, consuming 4 percent of the planning area's remaining open land -- mostly Class I soil.

Policies relating to the managed production of resources are also found in Section 6.5 of the Conservation Element.

Agricultural Open Space

Guiding Policies

- A. Support the Yolo County General Plan goal calling for protection of prime and other agricultural land from urban development.

*The Davis Area General Plan Land Use Element (Yolo County, January 29, 1976) states: "Maintenance of the agricultural economy of the county requires a minimum of urbanization, for the preservation of rich Yolo farm resources and the amenities of open space is, in the long-run, the highest and best use of this land" (p. 2). The City's Plan designates urban uses as needed to accommodate internal growth, and includes an ~~Greenbelt/Agriculture Buffer~~ **the Davis Greenbelt** to protect agricultural operations.*

Implementing Policies

- B. Designate lands below 25-foot elevation as floodplain and wildlife habitat to be maintained in agricultural use and wildlife refuge restoration areas.

Most of the open land in the planning area east of the existing urban area is in this category. See Figure 9.

- C. Prohibit new residential subdivisions and other urban development in areas designated Agriculture on the General Plan Map.

This policy supports Yolo County General Plan policy L 14, which prohibits new residential or suburban subdivisions in the agricultural designated areas. (See Land Use Element policies on the greenbelt/agricultural buffer).

- D. Seek adoption by Yolo County and Solano County of the following open-space preservation policies in their respective General Plans. Open-space uses include agriculture, outdoor recreation, and natural habitat preserves.

- Maintain open space land uses including outdoor recreation, and natural habitat preserves within the Davis General Plan Planning Area beyond the proposed urban-development boundaries.
- Support tax and economic incentives that enhance the economic competitiveness of agriculture, and wildlife habitat restoration.
- Apply or retain land-use controls to protect the scenic rural corridors between neighboring communities.
- Encourage voluntary restriction of development through dedication of scenic or conservation easements.
- Support activities of nonprofit land trusts and conservation organizations in acquiring development rights to open-space lands by gift or purchase by fee simple title.

- E. Use all available mechanisms for preservation of open space. This may include a fee applied to land annexed to the city.

Available mechanisms for the preservation of open space may include those listed below. These are some of the few methods for assuring that the impact of conversion of prime agricultural land is mitigated to the extent feasible.

- *Open Space Mitigation Fees*
- *Land Dedication*
- *The inclusion of a charge for open space and agricultural preservation within Mello-Roos financing district special taxes, or special assessments.*

The use of these mechanisms will aid in accomplishing the following objectives:

- *Offset the conversion of agricultural or open space land to uses other than agriculture or open space.*
- *Mitigate the impacts of development on existing agricultural lands.*
- *Preserve natural habitats for plants and wildlife.*
- *Preserve the rural character of the area surrounding the City.*

3.3 OPEN SPACE FOR OUTDOOR RECREATION

Parks and **Neighborhood Greenbelts, and landscaped open space** provide recreational opportunities and visual enhancement in the city. Recreation-oriented open space ranges from mini-parks and neighborhood parks to the Neighborhood Greenbelts in residential developments, the 28-acre Community Park, **and other components of the Open Space Element, such as Connector Greenways.**

The General Plan revision process provides the opportunity for the Davis Joint Unified School District and the City to coordinate their planning. Each new school is planned to adjoin a neighborhood or district park in order to make the most efficient use of recreation facilities.

~~This section of the General Plan covers parks; Section 3.5 establishes policies for greenbelts.~~ Policies on bicycle paths are also found in the Circulation Element. Policies in the Safety and Conservation elements outline programs the City encourages the School District to include in the school curricula.

The General Plan map designates park and school sites, including existing parks and schools, and proposed sites. Table 6 lists existing park and recreation areas and Table 7 lists existing and proposed parks and schools.

Neighborhood parks are at least five net acres, allowing adequate area for Little League fields, tot lots, etc. District parks are approximately 15 acres, providing space for adult playing fields, swimming pools or other facilities. Wherever possible, parks are located to serve both new and existing development. Parks typically have been located close to multifamily areas.

TABLE 6

EXISTING PARKS AND RECREATION AREAS

Central Park	4.9 acres
Mini Parks	8.2 acres
College Park	.9 acre
Cedar	.5 acre
Hacienda	1.0 acre
N Street	.2 acre
Redwood	1.5 acres
Putah Creek	1.8 acres
Village Park	.8 acre
Whaleback Park	1.5 acres
Neighborhood Parks	41.5 acres
Pioneer Park	5.8 acres
Chestnut Park	6.1 acres
Covell Park	5.2 acres
Redwood Park	3.2 acres
Sycamore Park	5.8 acres
Oxford Circle Park	4.0 acres
Westwood Park	6.0 acres
West Manor Park	2.9 acres
Oak Grove Park	2.5 acres
District Recreation Parks	40.0 acres
Community Park	28.0 acres
Slide Hill Park	12.0 acres
Citywide Recreation Parks	151.4 acres
Golf Course	85.0 acres
Landfill Park (partially developed)	66.4 acres
Special Use Recreational Areas and Facilities	76.5 acres
Teen Center (DRB)	.1 acre
Pence Property	.1 acre
Putah Creek Parkway (partially acquired)	65.0 acres
Little League	4.0 acres
Civic Center	7.0 acres
Emerson Tennis Courts	.3 acre
Neighborhood Greenbelts	41.3 acres
Covell Park	34.3 acres
University Village	.7 acre
Green Meadows	6.3 acres

TABLE 7
EXISTING AND PROPOSED NEIGHBORHOOD AND DISTRICT PARKS, AND SCHOOLS BY DATA UNIT

Data Unit	Schools/Grade		Neighborhood Parks/Acres		District Parks/Acres	
	Existing	Proposed	Existing	Proposed	Existing	Proposed
West Davis	Emerson JHS/7-9	New/K-6	Westwood/6.0 ac. West Manor/2.9 ac.			New/15 ac.
North Central				New/7 ac.		
Central Davis	West Davis/K-3 North Davis/K-6 West Davis Intermediate/4-6 Davis HS/ 10-12	New/K-6 (District-owned site)	Covell/5.2 ac. Redwood/3.2 ac. Sycamore/5.8 ac. Oxford Circle/4.0 ac.		Community/28.0 ac.	
East Davis	Birch Lane/K-6 Holmes JHS/7-9 Valley Oak/K-6		Chestnut/6.1 ac. Oak Grove/2.5 ac.	New/7 ac.	Slide Hill/12.0 ac.	
East Davis/Mace		New/K-6		4/New Total 11 ac.		New/23 ac.
South Davis	Pioneer/K-6	New/K-6	Pioneer/5.8 ac.	New/5 ac.		New/17 ac. New/15 ac.
Core Area					Central/4.9 ac. (includes expansion)	
TOTAL	-----	4 New/K-6	9/41.5 ac.	5/30 ac.	3/44.9 ac.	70 ac.

(150-12.10)

776

Outdoor recreation areas and facilities in the open space system should offer a variety of experiences and opportunities. The system should include scenic vistas, allow for access to a future regional open space network, and provide educational opportunities where appropriate. The components of the Open Space Element should enhance opportunities for varied types of non-motorized transportation in and around Davis, and consider the needs of pedestrians, bicyclists, equestrians, and physically limited individuals.

Environmentally Sensitive Habitat Areas

Guiding Policies:

- A. Develop public access areas to view wildlife and habitat.
- B. Protect and preserve existing natural habitat areas within parks that are designated **Environmentally Sensitive Habitat Areas**. Natural habitat areas exist in Landfill and Putah Creek parks. Policies addressing preservation of natural resources in areas other than parks are in the Conservation Element.
- C. Minimize recreation facilities within natural habitat areas. Design any recreation or interpretive facilities within natural habitat areas to be non-intrusive and site-sensitive.

Compatible facilities and uses include trails that inhibit traffic in natural habitat areas, benches, and interpretive markers. See also Policy 6.1 C in the Conservation Element.

Davis Greenbelt

Guiding Policies:

- D. Develop trails network that minimizes conflicts between pedestrians, bicyclists, equestrians.
- E. Develop the Davis Greenbelt to have segments which vary in overall size and configuration, level of development, and type of intended activity; follow property lines where feasible when establishing the boundaries.
- F. Provide informal areas for people, especially children and teens, to interact with nature and natural landscapes.

Connector Greenways

Guiding Policies:

- G. Create new links where access to the existing system is currently lacking.
- H. Provide a continuous system of on- and off-street interconnected bikeways for recreational use and transportation.

Figure 10, Bicycle Circulation, shows existing and proposed bikeways. Additional policies on bicycle routes are in the Circulation Element.

- I. Pursue bicycle route connections with neighboring communities. Coordinate planning of these facilities with Yolo and Solano counties.

Neighborhood Greenbelts

In addition to parks, the General Plan designates existing and proposed linear open spaces as Neighborhood Greenbelts.

Guiding Policies

- J. Require greenbelts in plans for new development areas. Neighborhood Greenbelts shall be of varying width, averaging about 100 feet and include grass, trees, and bike paths. Acreage of existing greenbelts north of Covell Boulevard west of the railroad is 10 percent of the residential area, the ratio expected for greenbelts in new projects.

Greenbelts are schematically indicated on the General Plan map.

- K. Provide convenient greenbelt access points in all new development.
- L. Greenbelts are to be dedicated and improved separately from dedication of park acreage or payment of in-lieu fees as authorized by the Quimby Act (Gov. Code 66477).

The Quimby Act permits the City to require, by ordinance, dedication of land and/or a fee for park and recreational purposes as a condition of approval of subdivision. All Quimby Act resources are needed to acquire and develop a system of neighborhood and district parks serving new development areas.

Greenstreets

Guiding Policies:

- M. Enhance the existing bicycle network, especially in the vicinity of UC Davis. Work with the University in improving access routes through campus to connect with the open space network.
- N. Street trees shall be planted to provide canopies and shade on Greenstreets wherever feasible.

City and Neighborhood Parks

Guiding Policies:

- O. Acquire and develop parkland that is sufficient to provide, where land is available, a neighborhood or district park within 3/8 mile and a district park within 1-1/2 miles of all dwelling units.
- P. Design and locate each new neighborhood park to serve as a visual amenity for the surrounding neighborhood.
- Q. Use planting schemes that increase habitat values, e.g. use plants known to attract desirable wildlife, in new parks developed within the City limits.
- R. Encourage the continued involvement of citizen groups in the planning, construction, and maintenance of park and recreation facilities.
- S. Strive for original and innovative park design, both in a functional and visual sense. Encourage the inclusion of park equipment designed by artists.
- T. Ensure that all city residents have access to recreation programs and facilities.
- U. Expand access to parks by developing facilities for night-time recreation in district parks.
- V. Protect and preserve existing natural habitat areas within parks and incorporate natural habitat areas into future city parks.
- W. Locate each new neighborhood park near the center of the neighborhood that it will serve.
- X. Do not allow land that is not suitable for building

to be counted toward fulfilling parkland dedication requirements.

- Y. Provide adequate shade and wind protection in parks by using various landscaping techniques and constructed elements including:
- Trees for shade and wind protection.
 - Fast- and slow-growing shade trees should be intermixed to provide shade in parks in the near term, as well as in the future. Tree rows for wind protection also provide a visual screen that aesthetically enhances the park environment.
 - Shade structures including arbors, lattice-work canopies, and trellises.
- Z. Develop standards for night-time activities and facilities, including lighting, that minimize impacts on surrounding residential areas.
- AA. Design parks to be accessible by pedestrians and a variety of transportation modes including car, bus, and bicycle.
- BB. Provide facilities within neighborhood parks that will meet the needs of nearby residents, as determined by the Neighborhood Park Planning Committee for that neighborhood.
- CC. Provide park facilities in District Parks that will meet the needs of specific-interest groups and of city residents as a whole.
- DD. Encourage the location of child-care facilities on or near park sites.
- EE. Coordinate recreation and child care programs with other City programs, such as arts and cultural programs.
- FF. As appropriate, incorporate short- and long-distance views in park design and planning.

Benches or walks that provide views of mountains, hills or fields greatly enhance the recreation experience.

~~3.4 PARK AND RECREATION FACILITIES, PLANNING, AND DESIGN~~

~~3.5 GREENBELTS~~

~~3.6~~ 3.4 OPEN SPACE FOR PUBLIC HEALTH AND SAFETY

Land within one mile of the landfill site is designated as Open Space for Public Health and Safety. The General Plan Map shows a "landfill-related use restrictions" designation for this area. Residential development within this area is prohibited due to public-health concerns, such as vectors, and because of odor. Airports also are prohibited in this area because of the hazard posed to aircraft by the large number of sea gulls that congregate in the area of the landfill.

Davis Greenbelt

Guiding Policy:

- A. In order to allow efficient cultivation, pest control, and harvesting methods to be employed on agricultural land, require those property owners wishing to develop to provide a buffer or other means of mitigating the adverse effects of urban development on adjoining agricultural land by dedicating land for the Davis Greenbelt.

Community Infrastructure

Guiding Policy:

- B. Treated waste-water, storm water discharge, and their related facilities should be utilized for Environmentally Sensitive Habitat Areas where appropriate and if environmentally sound.
- C. Community Infrastructure facilities may also serve as open space. Habitat values shall be considered when developing management plans for these areas.

CONSERVATION ELEMENT

Amend and add policies as follows:

6.1.A Preserve, enhance, and where feasible, restore and ~~protect~~ natural habitat areas.

6.1.B Where preservation of habitat is not feasible in new development, replacement of equal or greater value shall be required.

6.2.J ~~Preserve agricultural~~ Reserve lands adjacent to the Yolo Bypass, an important site on the Pacific Flyway for migratory waterfowl and other bird species, for the

preservation and restoration of wildlife habitat and wetlands while maintaining compatible agriculture. ~~Causeway to preserve the habitat which is part of the Sacramento Valley flyway for migratory waterfowl and other bird species.~~

6.4.F ~~Evaluate and~~ Develop a program to encourage reuse of treated wastewater and other suitable drainage water.

Possible uses for treated wastewater include sheet flooding to create wetlands, the formation of a City groundwater aquifer recharge program or sale of treated wastewater for irrigation.

SAFETY ELEMENT

Amend policy as follows:

7.2.A Locate development outside of flood-prone areas unless mitigation of flood risk is assured.

Figure 11 shows flood-prone areas. Open Space Policy 3.2.B also provides for designation of lands below 25-foot elevation as flood plain and wildlife habitat to be maintained in agricultural use or as wildlife habitat.

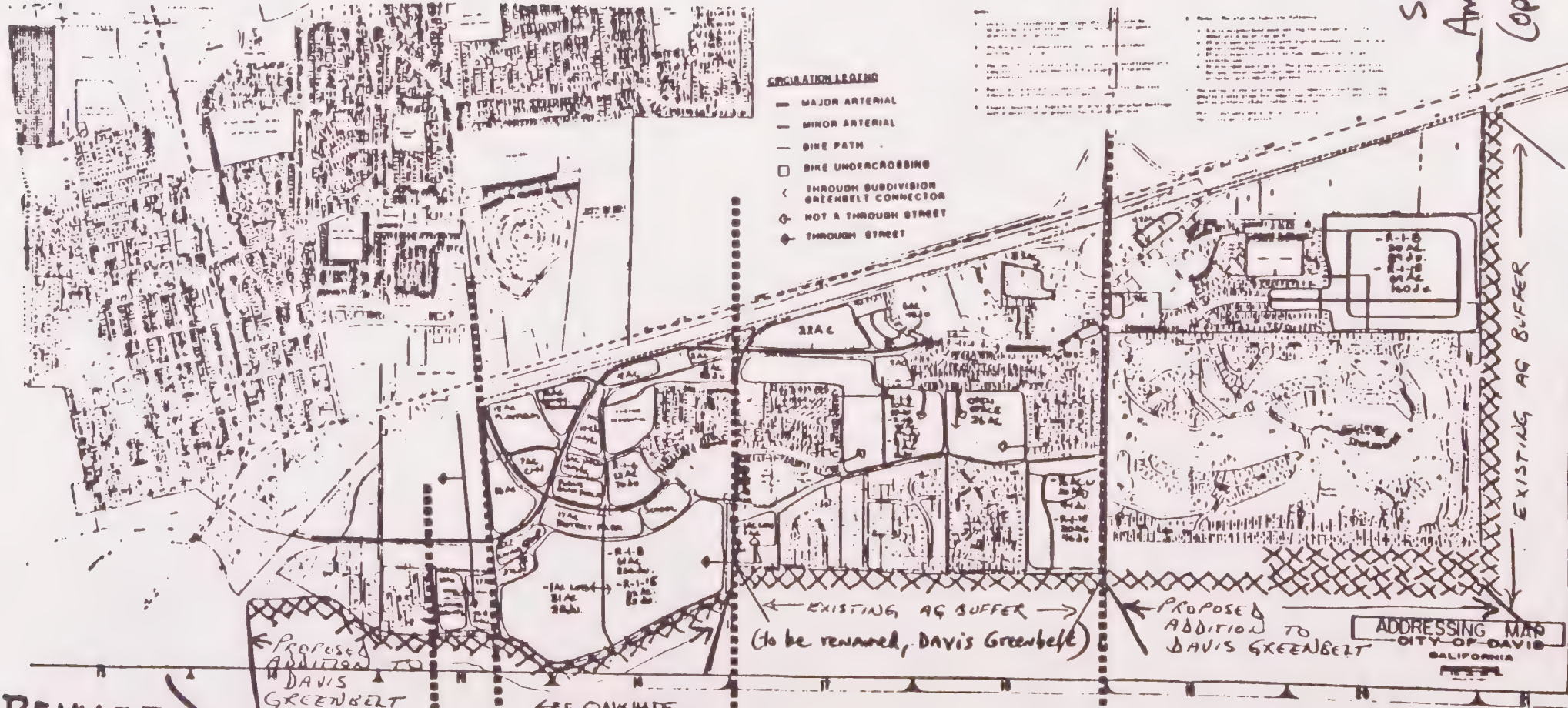
a:OSE5-11 .pjl

**SOUTH DAVIS SPECIFIC PLAN
LAND USE MAP**

Exhibit B

South Davis
Specific Plan
Amendment #2-B9
(Open Space Element)

10



**REVISED
UNIT
COUNTS**

TO BE DISAPPROVED
BY CC AS SEPARATION

NO PROJECT SHALL
EXCEED THE DENSITIES
ALLOWED IN THE GENERAL PLAN

APARTMENTS 130 UNITS
LIVING GROUPS
80 UNITS

SEE OAKSHADE
MASTER PLAN FOR
PREVIOUSLY APPROVED
SPECIFIC PLAN
AMENDMENT

769 UNITS TOTAL

SINGLE-FAMILY
282 UNITS

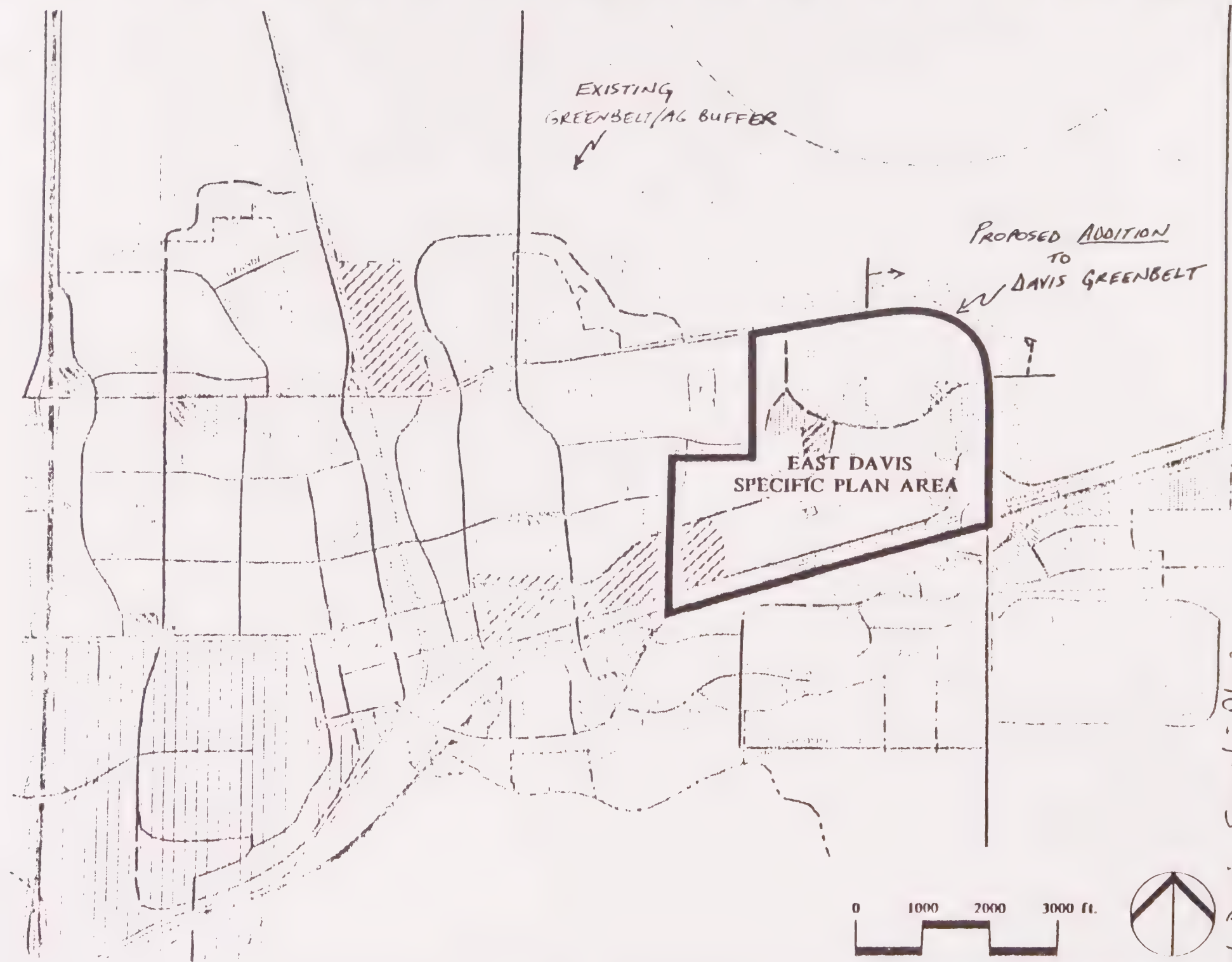
SINGLE-FAMILY
249 UNITS

- LAND USE LEGEND**
- ☐ RESIDENTIAL
 - ☐ CLUSTER HOUSING
 - ☐ PUBLIC & QUASI PUBLIC
 - ☐ APARTMENTS
 - ☒ COMMERCIAL USES
 - ☐ INDUSTRIAL, INDUSTRIAL
RESEARCH AND OFFICE USE
 - ☐ PARKS & SCHOOL

ADDRESSING MAP
CITY OF DAVIS
CALIFORNIA
1998

8





0 1000 2000 3000 ft.



Figure 1: LOCATION DIAGRAM

East Davis Specific Plan
Ordinance # 3-89 (OPEN SPACE ELEMENT)

Exhibit C

Planning Commission
May 29, 1990



COMMUNITY DEVELOPMENT DEPARTMENT STAFF REPORT PLANNING COMMISSION

MEETING DATE: MAY 29, 1990
REPORT DATE: MAY 24, 1990
STAFF: BILL ALLAYAUD

BA

STAFF REPORT FOR REVISED OPEN SPACE ELEMENT:

GENERAL PLAN AMENDMENT #7-89, SOUTH DAVIS SPECIFIC PLAN
AMENDMENT #2-89, EAST DAVIS SPECIFIC PLAN AMENDMENT #3-
89, AND ENVIRONMENTAL IMPACT REPORT #1-89

INTRODUCTION

At its meeting of May 15, 1990, the Planning Commission received testimony on the City of Davis' Revised Open Space Element. The public hearing was left open so that individuals could comment at the May 29 hearing.

This report summarizes comments made at the first hearing and, where appropriate, staff has responded. Some of the comments will be responded to by the EIR consultant and will therefore appear in the Final EIR which will be released in mid-June.

At the end of the report is a summary of the recommendations of the Natural Resources Commission and Parks and Recreation Commission made at their joint hearing of May 23.

As indicated at the last hearing, the comment period for the Draft EIR ends on June 11. The City Council will hold its first hearing on the plan and the EIR on June 13, and the Council intends to adopt the revised element on June 27.

RECOMMENDED ACTION

Staff recommends that the Commission take the following actions:

(1) Recommend to the City Council adoption of Amendment #7-89 to the City of Davis General Plan revising the Land Use Element, the Open Space Element, the Conservation Element, the Safety Element, and the General Plan Map; and

(2) Recommend to the City Council adoption of Amendment #2-89 to the South Davis Specific Plan consisting of map changes only; and

(3) Recommend to the City Council adoption of Amendment #3-89 to the East Davis Specific Plan consisting of map changes only; and

(4) Advise the City Council the Commission has reviewed Draft Environmental Impact Report #1-89 and found it to adequately address the impacts of the project, except as noted by the Commission.

COMMENTS AND RESPONSES

Comment 1: The benches provided in the Davis Greenbelt and other public areas should be a consistent and practical design. (Walton)

Response: The exact design of benches that the City may provide is not at issue in this plan. The plan gives only broad land use designations for the planning area and does not dictate design details that will be worked out in implementing the plan.

Comment 2: The new land use designation "Agricultural Preserve" is confusing because the County of Yolo uses this term as a zoning designation for land that is in Williamson Act contract. (Garrett)

Response: Staff agrees. We hereby revise the draft plan to change "Agricultural Preserve" to "Agricultural **Reserve**". The text of the plan and the maps will be changed accordingly before the City Council's first meeting.

Comment 3: The land use designation "Greenstreet" needs to be defined better. Does this mean that trees will be planted between the sidewalk and the street? (Price)

Response: We agree that the Greenstreet designation needs more definition and refinement. The designation is amended as follows:

Greenstreets: ~~The Greenstreets network utilizes the existing and future streets, bicycle lanes, and path system.~~ The primary goal of ~~these connections~~ **Greenstreets** is to provide ~~pleasant and safe~~ **convenient and attractive** circulation corridors for bicycles and pedestrians, as well as cars. **These circulation corridors shall create a cohesive network that promote modes of non-motorized transportation by linking activity centers within the city limits.**

Policy Changes for Greenstreets:

A. Delete Policy 3.3.N which states: Street trees shall be planted to provide canopies and shade on Greenstreets wherever feasible.

B. Add New Policy: New streets that are designated as Greenstreets shall incorporate on-street bicycle lanes and grade separated sidewalks.

C. Add New Policy: Where appropriate, planting strips shall be provided for street trees between bicycle lanes and sidewalks on both sides of Greenstreets.

D. Add New Policy: Existing Greenstreets shall be evaluated for adequate tree canopies. Streets found to be lacking sufficient canopy shall be considered for street tree improvement programs.

Comment 4: The public access portion of the Davis Greenbelt needs to be wider in general, and particularly along heavily traveled roads like Covell and Mace Boulevards. (Francis, Greco, Walton, Watkins)

Response: Staff established the width of the public access portion of the Davis Greenbelt, 100 foot average, based on City Council direction. We do not envision, however, a "linear and unpleasant recreational experience" as Mr. Francis stated in his comments. This is because the public access corridor will vary in width and in the type of use that occurs in the various areas surrounding the City. For example, where the Greenbelt borders public recreational facilities that will be provided in new development, the public access area will in effect be much wider than 100 feet. Furthermore, there may be areas that will be of minimum width with only a bikepath, trail, and some plantings, but there will be areas much greater than 100 feet, such as on the northcentral area of City-owned property.

However, staff agrees that the public access portion of the Davis Greenbelt should be wider where it borders heavily travelled roads. Therefore, we are recommending that the policy language be amended as follows:

3.3.E. Develop the Davis Greenbelt to have segments which vary in overall size and configuration, level of development, and type of intended activity. Follow property lines where feasible when establishing the boundaries. At the northeast and northwest portions that are adjacent to Covell and Mace Boulevards, the width should be greater to separate public use from traffic impacts.

Comment 5: The public access portion of the Davis Greenbelt should be delineated on the maps. (Francis)

Response: Staff is not recommending that the map be amended to show the public access corridor. We feel that the policy language for the Davis Greenbelt clearly indicates that there is a public access component. Also, by showing the corridor in a specific location on the map, planning option and flexibility could be limited for those attempting to design the trails in a manner that is most beneficial and logical.

Comment 6: Credit should have been given in the Open Space Element and in the EIR to the Landscape Architecture program at UCD for originating the concept of the Davis Greenway which was the stimulus for the City's Revised Open Space Element.

Response: The staff report for the May 15 Planning Commission hearing described the background of the Open Space Element and mentioned that **community** discussions took place in 1988 on a Greenway Plan. The staff report should have been more exact and credited the University faculty and students who were actually involved in the project.

Furthermore, staff is recommending that the Introduction to the Open Space Element, as it would appear in the General Plan, be added to as follows in order to give proper credit:

The Open Space Element is also known as the Greenway Plan. The concept of a Greenway Plan originated in work done in the Landscape Architecture Program at the University of California at Davis.

Comment 7: The terms "Greenway" and "Greenbelt" are confusing and not correctly used. At a minimum, the public access portion of the Davis Greenbelt should be called the Davis Greenway. One commentor stated they like the name Greenway better. (Francis, Walton)

Response: The term "Davis Greenway" was introduced in the original work done at the University discussed in Response #6. However, the City Council decided early this year to use the name Davis Greenbelt. Consequently, staff has removed all references to the Davis Greenway from the policies under consideration. Therefore, no confusion should exist as to terminology. Although staff is not prepared to recommend that the public access portion be called the Davis Greenway, the Planning Commission is of course free to make that suggestion to the City Council.

Comment 8: The Davis Greenbelt should include some loop trails that provide for round trip hikes or bike trips. The width of the Davis Greenbelt as presently proposed could not accommodate such loops. (Francis)

Response: The commentor is correct. But, even if the public access portion of the Davis Greenbelt was 500 feet in width, the opportunities for loop trails in this area would still be limited.

Staff feels that the Open Space Element when taken in its entirety provides for excellent round trip experiences. This will occur through use of the Connector Greenways to reach the Davis Greenbelt or an outlying feature, followed by travel around the Davis Greenbelt or around the outlying feature, followed by travel back on a different Connector Greenway.

Comment 9: The Neighborhood Greenbelt designation in the Mace Ranch area just north of the proposed bicycle overcrossing of Interstate 80 is offset. Is this intended or an error? (Greco)

Response: The map was drawn to reflect the current General Plan. However, since the adoption of the current General Plan in 1987, plans for the Mace Ranch development have been refined. The current proposal creates a direct Neighborhood Greenbelt link to the District Park proposed within Mace Ranch development. Staff will revise the Open Space Element map and the Land Use Map to reflect this alignment.

Comment 10: Davis wastewater is high in selenium and use of this water in a habitat area could lead to an environmental disaster. (Westcot, Walton)

Response: The EIR consultant will address this issue. Planning staff's response was given at the hearing, and that was that this water would not be used in any habitat area until environmental impacts were analyzed and it was found to be acceptable.

Comment 11: Watering the Davis Greenbelt is a concern, especially during a drought. Also, could Davis wastewater be used for irrigation? (Carlton)

Response: Most of the Davis Greenbelt will not be landscaped as a regular park or Neighborhood Greenbelt would be. For these areas, it is intended that plantings will consist mainly of native and drought-tolerant species that require little, if any, watering. When the plantings are in their early stages of development temporary watering would be necessary, which could be done through the use of watering trucks.

Some limited portions could have areas of traditional park-like use, such as a playing field. These areas would require more intense irrigation. However, it is noted that the current use of this land is for agriculture which is the most water-intensive use of land in California. Conversion of ag land to other uses almost always results in less overall water use.

The use of wastewater from the Davis sewage treatment plant has not been considered. Due to cost, it is unlikely that a pipeline would be used for this purpose, but the use of trucks could be explored. Of course, the suitability of the water would have to be determined before this occurred.

Comment 12: This type of recreational use (i.e. playing fields) of the Davis Greenbelt was "not what we had in mind"; the intended purpose was to protect land and to provide wildlife habitat. (Carlton)

Response: The Davis Greenbelt will serve all of the purposes mentioned by the commentor. The type of recreational use of the Davis Greenbelt as envisioned in the plan will be low intensity in nature, consisting of activities such as biking, hiking, and nature observation. If the Planning Commission desires a different intensity or type of activity, this recommendation can be conveyed to the City Council.

Comment 13: There were several comments concerning Putah Creek including: Keep it a "live" stream; address water flows and recharge; and how Fazio's plan affects it.

Response: The Open Space Element identifies Putah Creek as an Environmentally Sensitive Habitat Area. The Element does not, however, address water levels or sources of water for the creek. It is staff's opinion that the General Plan is not the appropriate place for that discussion.

For the Planning Commission's information, there is a lot of activity related to improving the resources of Putah Creek. Yolo County has created a Putah Creek Task Force which will work on a Putah Creek Management Plan. Assemblyman Tom Hannigan has introduced legislation that would appropriate \$150,000 to fund a State Fish and Game study on development of wetlands in the Putah Creek sinks. Additionally, Congressman Vic Fazio has announced that he will seek funds to increase the U.S. Fish and Wildlife Service's budget by \$100,000 to develop a Putah Creek Resource Management Plan.

Comment 14: An urban campground should be considered for the Davis Greenbelt, and a good place for it appears to be the Northeast portion above Mace Ranch (Lott, Watkins)

Response: Staff is in agreement with this concept. A new policy would be added as follows:

3.3.-. A public campground should be located within the Davis Planning Area. This campground would be considered an urban campground and would be for the purpose of providing visitors to Davis a rustic alternative for overnight accommodations while enjoying the Davis environs on a short-term basis.

A potential site for a campground is the northeast portion of the Davis Greenbelt in the vicinity of the Mace curve or on the edge of the Environmentally Sensitive Habitat area in the eastern portion of the planning area.

Comment 15: Parking needs to be provided for those who wish to use the Davis Greenbelt or Environmentally Sensitive Habitat Areas and who are not on foot or bicycle. (Price)

Response: This is a valid point and text should be added to the end of the introduction section of the Open Space Element, part 3.3, Open Space for Outdoor Recreation, as follows:

Bill [Limited parking for vehicles should be provided as part of the Davis Greenbelt and Environmentally Sensitive Habitat Area components so that users of all kinds can access these resources.

Comment 16: We should have a policy statement on preservation of open space that the City already has. (Walton and others)

Response: If the Commission desires such a policy, the following is suggested:

3.3.GG. The City shall preserve its existing parks as valuable open space. Prior to converting parkland to other uses, all feasible alternatives shall be considered.

OTHER COMMENTS

The above comprises the staff responses to comments. The following are additional comments that were made that the EIR consultant will address in the Final EIR:

Revised Open Space Element
May 25, 1990

- What are the impacts associated with having greater widths of the public access portion of the Davis Greenbelt? (Francis, Carlton)
- A better assessment of the impacts of the "Radial Greenbelt" design alternative is needed. (Francis)
- The recreational benefits of the plan need to be addressed more thoroughly. (Francis)
- The use of wastewater high in selenium needs addressing. (Westcot, Walton)
- If there is leapfrog development beyond the Davis Greenbelt, what are the implications for water use? (Carlton)
- Summarize the amount of prime ag land lost in acres. (Moore)
- The EIR should cross-reference the 1987 General Plan EIR's discussion of cumulative impacts. (Garrett).
- How can the project result in both a loss of housing and a loss of ag land? (Greco)
- The Radial Greenbelt Alternative does not meet the objectives of the plan. (Greco)
- Is there a problem with high groundwater adjacent to the old City landfill? (Lott)

Natural Resource Commission and Parks and Recreation Commission Recommendations

These two Commission held a joint hearing on the evening of May 23 in order to review the Open Space Element and the EIR. They voted to make the following recommendations to the City Council.

(1) Regarding Mitigation Measure #17 on page 109 of the EIR which states, "On sections of trail that cannot significantly avoid owl dens, the City shall erect at least a low fence or other barrier or a taller fence, or establish a leash law for pets," the Commissions note that Davis already has a leash law and that vegetative barriers or earth berms should be used instead of fences where possible.

2) Add to Policy 3.3.D of the Open Space Element the language in boldface: 3.3.D Develop a trails network that minimizes conflicts between pedestrians, bicyclists and equestrians, **and minimizes impacts on wildlife.**

Revised Open Space Element
May 25, 1990

(3) Incorporate the comments of the Audubon Society into the EIR regarding the inclusion and deletion of certain species and detail about necessary mitigation. (The Audubon Society's comments will be submitted in writing so staff can accurately relay the information.)

(4) The Open Space Element should be subtitled, "The Greenway Plan" and there should be some explanatory language in the introduction to explain the origin of that term.

(5) The two Commissions have a strong concern that they are making recommendations on the adoption of the Open Space Element without the benefit of a fiscal analysis.

(6) The two Commissions have reviewed the EIR and find that it adequately addresses the impacts of the project except as noted by the Commissions.

A:REPORT#2

Joint Hearing, Natural Resources
and
Parks and Recreation Commissions
May 23, 1990

(Please refer to Planning Commission Hearing, May 23, 1990)

City Council Hearing
June 20, 1990

COMMUNITY DEVELOPMENT DEPARTMENT STAFF REPORT

CITY COUNCIL

MEETING DATE: JUNE 20, 1990

TO: BOB TRAVERSO, CITY MANAGER

FROM: BILL ALLAYAUD, PRINCIPAL PLANNER

SUBJECT: PROPOSED OPEN SPACE ELEMENT: GENERAL PLAN
 AMENDMENT #7-89, SOUTH DAVIS SPECIFIC PLAN
 AMENDMENT #2-89, EAST DAVIS SPECIFIC PLAN
 AMENDMENT #3-89, AND ENVIRONMENTAL IMPACT REPORT
 #1-89

TABLE OF CONTENTS

	Page
I. PROJECT SUMMARY	
II. HISTORY/BACKGROUND	2
III. MAJOR FEATURES OF THE PROJECT	3
IV . ANALYSIS OF GENERAL PLAN AMENDMENTS	4
A. LAND USE ELEMENT	6
B. CONSERVATION ELEMENT	7
C. SAFETY ELEMENT	9
D. OPEN SPACE ELEMENT	9
1. LAND USE DESIGNATIONS	9
2. POLICIES	14
V. ANALYSIS OF SPECIFIC PLAN AMENDMENTS	16
A. SOUTH DAVIS SPECIFIC PLAN	16
B. EAST DAVIS SPECIFIC PLAN	17
VI. FISCAL ANALYSIS	17
VII. SUMMARY OF COMMENTS AND ACTIONS OF THE PLANNING, 19 NATURAL RESOURCES, AND PARKS AND RECREATION COMMISSIONS	
VIII. ATTACHMENTS:	
RESOLUTIONS	
EXHIBIT A: GENERAL PLAN AMENDMENTS	
EXHIBIT B: SOUTH DAVIS SPECIFIC PLAN MAP	
EXHIBIT C: EAST DAVIS SPECIFIC PLAN MAP	
ARTICLE FROM NATIONAL GEOGRAPHIC CONCERNING GREENWAYS AND OPEN SPACE	

I. PROJECT SUMMARY

The City's current General Plan contains an Open Space Element as required by State law. The open space land use classifications in the current General Plan (as part of the Land Use Element) are: Parks/Recreation; Greenbelt; Greenbelt/Agricultural Buffer; and Agriculture.

The major features of the proposed Element are new land use classifications and new policies to guide the City when considering new development or implementing open space projects. Four existing open space land use classifications are amended significantly and five new classifications are added. The Land Use Map is amended to reflect the changes and a new Open Space Map is added. A few policies in the Land Use, Conservation, and Safety Elements of the General Plan are amended to be consistent with the new Open Space Element. Finally, map changes are made to the South Davis and East Davis Specific Plans to bring them into conformance with the Open Space Element.

The City Council approved a draft Open Space Element in January of this year in order for the staff to proceed with environmental review. **The project before the Council at this time has that draft element as its basis, but with many important additions and revisions.** For example, policies in other elements have been revised or added for internal consistency and to support the Open Space Element. Comments made by the Planning Commission and the public were taken into consideration and incorporated into the project. Also, staff has added policies that they felt strengthened or clarified the goals and objectives of the element.

Attached as Exhibit A is the proposed Open Space Element, including amendments to the Land Use, Conservation, and Safety Elements, new and amended Open Space policies, the amended South Davis and East Davis Specific Plan maps, and the new Open Space Element map.

The project schedule is as follows:

- May 15 - First Planning Commission hearing
- May 23 - Joint hearing of Parks and Recreation Commission and Natural Resources Commission
- May 29 - Final Planning Commission hearing
- June 11 - Close of the public comment period for the Draft EIR
- June 20 - First City Council hearing
- June 22 - Final EIR released (date approximate)
- June 27 - Final City Council hearing; adoption of project,

including certification of Final EIR

II. HISTORY/BACKGROUND

The movement which eventually led the City in this effort to revise the Open Space Element originated in 1988 with the Landscape Architecture program at the University of California at Davis. Through the work of several professors and students, a "Greenway Plan" concept emerged. The City's Parks and Community Services Department first presented a proposal to revise the Open Space Element, incorporating the Greenway concept, to the City Council in August, 1989. Shortly thereafter, the City Council directed the Community Development Department to develop and process a new Open Space Element. Concurrently, the City adopted as part of the Major Projects Financing Plan several projects that would help implement the Open Space Element.

In December, 1989, the City held a public workshop to review a draft of the proposed Open Space Element and in January, 1990 the City Council approved that draft. Subsequently, the Community Development Department hired a consultant to prepare an EIR for the project. A scoping meeting was held in March, 1990 to gather public input on possible environmental issues that needed to be addressed. The Draft EIR was released on April 26, 1990 and the comment period on the Draft EIR will close on June 11, 1990.

There have been three public hearings held on the project up to this point. The Planning Commission held hearings on May 15 and May 29. There were a few members of the public who spoke and the Commission had a number of comments. On May 23 a joint hearing of the Parks and Recreation Commission and the Natural Resources Commission was held. There was no public input, but the Commission jointly adopted six recommendations. Please refer to Part V of this report which summarizes the recommendations made by the public and the three Commissions. Some of the recommendations made have been incorporated as revisions to the project, some were not incorporated, and some are comments to be addressed in the Final EIR by our consultant.

Originally, it was indicated that the DEIR would include a fiscal analysis of the Open Space Element to be available under separate cover. However, staff directed the consultant not to complete the analysis because it would be premature. Until the Open Space Element is adopted and implementation plans are developed, there are too many questions that are unanswerable in terms of dollar costs. For example, the original assumption in the Major Projects Financing Plan was that the City would purchase the land for the entire width of the Davis Greenbelt. Upon further

examination, it may be possible to reduce the costs through purchase of development rights only or of the public access portion only. Also, the level of detail needed to assess maintenance costs for the various components of the plan is not yet available. Because of these factors, a full fiscal analysis at this point in time would be too speculative in nature. However, staff has included a brief discussion of the economic feasibility of the project in this report because there were many comments made at the previous public hearings about the lack of such analysis.

III. MAJOR FEATURES OF THE PROJECT

The Davis Greenbelt

The revised Open Space Element amends or changes the existing land use classification of Greenbelt/Agricultural Buffer to Davis Greenbelt. The Davis Greenbelt classification incorporates much of the concepts contained in the existing classification of Greenbelt/Agricultural Buffer and the Ring Greenway concept that was discussed as the revisions to the Open Space Element were developed. This designation differs from the existing designation in that it more clearly defines the size of the buffer area and the types of uses that would be allowed. It also clearly establishes that there will be a public access portion and a permanent agriculture portion.

Environmentally Sensitive Habitat Areas.

(formerly known as Nature Reserves, Wildlife Habitat, and Wetlands)

The current General Plan does not have a classification to designate areas that are wetlands or other sensitive habitat. The Environmentally Sensitive Habitat Area, or ESHA, designation applies to habitats that are known to exist in Davis as well as to areas that the City hopes to see restored as habitat in the future. In the draft Open Space Element and in the DEIR, this land use classification was titled, Nature Reserves, Wildlife Habitat, and Wetlands. The title Environmentally Sensitive Habitat Areas, or ESHA, is consistent with terminology being used statewide for designating these types of resources.

Agricultural Reserve and Agricultural Open Space

The current General Plan has one classification for land in agricultural use, Agriculture. The proposed amendments provide for agricultural land to be designated as one of two types, Agricultural Reserve and Agricultural Open Space. The Agricultural Open Space classification is most like the current

classification; it is for land that provides the valuable natural resource of good soil for continued agricultural production. The Agricultural Reserve classification was formerly (in the draft element approved by the City Council) known as Agricultural Preserve. The name was changed when it was pointed out by a Planning Commissioner that the "Preserve" part of the name could cause confusion because of an existing Yolo county zoning classification.

The Agricultural Reserve classification is a new concept. This designation is for lands that the City believes should be in permanent agriculture in order to provide a permanent buffer between Davis and other urban centers and additionally has the natural resource of good soil.

Connector Greenways

Connector Greenways are a new concept for the City's General Plan. These are essentially greenbelts that extend out from the City center that will allow bicyclists and pedestrians to travel to recreation or habitat areas or to nearby communities such as Woodland and Winters while staying off of roads. Connector Greenways may follow existing roads or railroad tracks, or may follow a natural feature, such as a creek. They will vary in width, but most likely be wider along natural features and more narrow where adjacent to existing roads.

Greenstreets

Greenstreets are another new classification for the City Land Use Map. Greenstreets are existing and future city streets that will have safe and pleasant bikelanes and pedestrian lanes, as well as be pleasant routes for cars. They are distinguished by having wide bikelanes and significant landscaping, including large shade trees.

Community Infrastructure

The areas designated as Community Infrastructure include the existing city landfill and wastewater treatment facilities. In the current General Plan these areas are designated as Agriculture. There is one additional area with this designation, the upper portion of the old City landfill.

Parks and Recreation

No new areas are proposed to be designated as Parks and Recreation. However, the existing land use classification is revised to be more descriptive of what is expected and allowed for this use.

IV. ANALYSIS OF GENERAL PLAN AMENDMENTS, INCLUDING ENVIRONMENTAL IMPACT

A. Land Use Element Changes

General Plan Amendment #7-89 would amend the Land Use Element of the General Plan as follows:

- Add five new land use classifications (Section 2.3.1)
- Revise three land use classifications (Section 2.3.1)
- Amend Policy 2.1.A and Policy 2.2.F
- Delete Figure 3: "Greenbelt/Agricultural Buffer"

The five new land use classifications and the three classifications that are being revised are discussed in terms of their purpose and potential environmental impacts in the Open Space Element section which follows later in this report.

Land Use Element Policies The amendments under consideration include the revisions to the land use classifications discussed above. They also include the amendment of two current policies of the Land Use Element.

Policy 2.1.A is amended as follows, with the text in boldface indicating the additional language:

2.1.A Maintain Davis as a small, University-oriented city surrounded by farmland, **greenbelt, and natural habitats and reserves.**

The purpose of this amendment is to make this basic land use policy consistent with the intent and major emphasis of the Open Space Element. While the urban area will be predominantly surrounded by ongoing agriculture, the Davis Greenbelt will definitely become a recognizable feature that will separate urban development from rural land uses. And, in some places, notably just beyond the eastern edge of urbanization, the surrounding land use will have a major emphasis of habitat.

Adding additional greenbelt and habitat uses to the planning area will reduce somewhat the amount of prime agricultural land in the planning area, but overall the General Plan as amended will further strengthen the concept that Davis intends to pursue infill and maintain an agricultural atmosphere. The environmental impacts of this policy change is discussed further in subsequent sections of this report that analyze the Davis

Greenbelt and Environmenally Sensitive Habitat Areas.

Policy 2.2.F is amended as follows with the language that is struck-through indicating the change:

2.2.F ~~Where feasible,~~ Create open space between urban and agricultural uses to provide a visual edge.

This policy is amended to acknowledge that Davis is committed to the idea of the Davis Greenbelt as a continuous ring of open space around the urban center. The emphasis in this policy is on the visual open space that will be created. Pursuit of this policy by the City will result in some displacement of agriculture, but overall will be protective of continuing agriculture surrounding the City.

Existing Figure 3 titled "Greenbelt/Agricultural Buffer" is deleted in the amendments under consideration. This figure is a schematic representation of how the greenbelt is envisioned under the current General Plan. It is recommended for deletion because the amendments for the Open Space Element will result in a greenbelt that is significantly different in terms of the types of use allowed. There is no impact associated with the deletion of this figure.

B. Conservation Element

In order to make the General Plan internally consistent, it is necessary to amend a few policies in the General Plan's Conservation Element. Added language is in boldface and language to be deleted is struck through.

Policy 6.1.A is amended as follows:

6.1.A Preserve, **enhance, and where feasible, restore** ~~and protect~~ natural habitat areas.

*The major **existing** natural habitat areas are along Putah Creek, Willow Slough and Dry Slough. Areas within the former Davis Landfill and the current wastewater treatment facility support considerable wildlife populations. A major potential new habitat area is the area of historic marsh and riparian forest adjacent to the Yolo Bypass.*

The amendments to this policy are a recognition that the City intends not just to protect existing habitat, but where feasible, to enhance and restore habitat. The italicized text is not adopted policy, but is explanatory material in the General Plan. The amendments to this section acknowledge the habitat value of

some land that was not noted in the existing General Plan, as well as the Yolo Basin Wildlife Concept Plan.

The environmental impact of this policy is discussed in the DEIR. If the City implements the Yolo Basin Wildlife Plan, some agricultural land will be lost. Also, the DEIR indicates that some housing units would not be built. However, as discussed below under "Environmentally Sensitive Habitat Areas," this impact is almost certainly overstated because of the presence of Williamson Act contracts and Yolo County policies that restrict residential use of this area.

Policy 6.1.B is a new policy:

6.1.B Where preservation of habitat is not feasible in new development, replacement of equal or greater value shall be required.

This policy is part of the City of Davis's emerging stance on preservation of habitat and on mitigation requirements where preservation is not feasible. For example, if a proposed development, which is on a site clearly slated for urban development in the General Plan, would surround an existing habitat area, experts agree that it makes sense to relocate the habitat or mitigate its loss offsite. Because of the factors associated with offsite mitigation, experts and planning agencies in the state are requiring that the habitat be replaced on at least a 2-to-1 ratio.

It may be possible for habitats within the urban area of Davis to be relocated in areas designated as Environmentally Sensitive Habitat Areas. In other cases, onsite mitigation may be possible. But in either case, Policy 6.1.B would dictate adequate mitigation.

Policy 6.2.J is amended as follows:

6.2.J ~~Preserve agricultural Reserve lands adjacent to the Yolo Bypass, an important site on the Pacific Flyway for migratory waterfowl and other bird species, for the preservation and restoration of wildlife habitat and wetlands while maintaining compatible agriculture. Causeway to preserve the habitat which is part of the Sacramento Valley flyway for migratory waterfowl and other bird species.~~

This policy is amended to more accurately reflect the intent of the various entities and the resources involved in the Yolo Basin Wildlife Concept Plan. The land adjacent to the Bypass would become part wetland, part upland, part riparian forest, while

8

compatible agriculture continued in appropriate locations. The potential impacts of this plan are discussed further below.

Policy 6.4.F of the Conservation Element is amended as follows:

6.4.F ~~Evaluate and~~ Develop a program to encourage reuse of treated wastewater and other suitable drainage water.

*Possible uses for treated wastewater include **sheet flooding to create wetlands, the formation of a City groundwater aquifer recharge program or sale of treated wastewater for irrigation.***

This policy is amended to be consistent with the intent of the City to utilize drainage water from existing Channel A to support restoration of habitat. The DEIR has not evaluated the impact of such a use; any proposal by the City to use wastewater or drainage water in such a manner would be subject to a detailed environmental analysis.

B. Safety Element

The explanatory language in one Safety Element policy is amended as follows:

7.2.A Locate development outside of flood-prone areas unless mitigation of flood risk is assured.

*Figure 11 shows flood-prone areas. Open Space Policy 3.2.B also provides for designation of lands below 25-foot elevation as flood plain **and wildlife habitat** to be maintained in agricultural use **or as wildlife habitat.***

This amendment merely reflects the City's intent to designate the area on the eastern planning boundary and adjacent to the Yolo Bypass as Environmentally Sensitive Habitat Area. This amendment is not to the guiding policy, but to the explanatory material. The impact of this designation is discussed below.

C. Open Space Element

The following summarizes and analyzes the changes made to the Open Space Element. Every change is not discussed below since many are not substantive. See Exhibit A for the complete text of the new Open Space Element.

1. Land Use Classifications

The following is a discussion of each new or revised land use classification. The text of these classifications will be

amended into Section 2.3.1. of the Land Use Element and they will be added to the Land Use Map and the new Open Space Element Map (Figure 7A).

The Davis Greenbelt is not to be confused with Neighborhood Greenbelts which wind through development in the urban area. Rather, the Davis Greenbelt is a ring of continuous open space that would surround the City, or more exactly, urban development. Under the current General Plan, the Greenbelt/Ag Buffer designation is not continuous around the urban area. The Davis Greenbelt adds this important feature. Additionally, the Davis Greenbelt does not allow for ranchettes or care homes as envisioned in the current General Plan Greenbelt/Ag Buffer as depicted in General Plan Figure 3.

The new Davis Greenbelt classification contains standards for its dimensions and for the types of uses that will be allowed within it. There is to be a public access portion, with the rest to remain in uses such as agriculture and habitat. The Davis Greenbelt is to have an average width of 1500 feet and a minimum width of 500 feet, with the public access portion to be 100 feet in width on average. The public access portion may include uses such as trails for pedestrians, bikes, and horses, community gardens, passive and active recreation sites, and landmark or historic sites.

There was substantial discussion concerning the appropriate width of the public access portion of the Davis Greenbelt at the earlier public hearings on this project. Some Commissioners and members of the public felt that the widths as defined are too narrow, could lead to a linear corridor, and will limit the types of uses and experiences that users of the Greenbelt would have. Staff did not feel that it was necessary to change the definition because the public access portion will vary in width, being narrow in some places, say 35 feet for a bike path only, but expansive in others, say 500 feet where a habitat is incorporated. Additionally, where the Davis Greenbelt is adjacent to public recreational facilities being provided in new development, as along the north section of the urban area, the actual open space area will be significantly wider than the average 100 foot public access portion owned by the City.

However, staff concurs that the width of the public access portion where it abuts major arterials should be increased. Therefore, new Policy 3.3.E has been amended to require greater width where the Greenbelt parallels Mace and Covell Boulevards.

The DEIR indicates that the establishment of the Davis Greenbelt will have a significant environmental impact because it will result in the conversion of some prime agricultural land. Under

the California Environmental Quality Act (CEQA) any loss of prime agricultural land is by definition considered to be a significant environmental impact. However, because most of the Davis Greenbelt will remain in agricultural use, the notable exception being the 100 foot public access corridor, the actual loss of farmland will be minimal. The total acreage of prime ag land to be converted in the Davis Greenbelt for the entire planning area is approximately 125 acres.

This impact must be considered in the context of the entire Open Space Element and General Plan. In addition to creating a continuous public recreation/open space area around the City, the Davis Greenbelt will provide a buffer area between the urban uses anticipated in the General Plan and ongoing farming. In addition the Davis Greenbelt will provide a visible dividing line between urban uses and farming. This is consistent with existing General Plan Policy 2.2.F which calls for the creation of "open space between urban and agricultural use to provide a visual edge."

Establishing an urban/rural boundary is critical for municipalities attempting to define how urban development and ongoing farming are to coexist. The Davis Greenbelt therefore helps preserve the feasibility of agriculture. It also furthers the goal of existing General Plan Policy 2.1.A which states, "Maintain Davis as a small, University-oriented city surrounded by farmland." Implementation of the Davis Greenbelt may result in the conversion of some prime farmland, a significant environmental impact according to CEQA, but establishment of the Davis Greenbelt will result in overall protection of existing agriculture outside of the urban area.

The DEIR indicates that a significant impact of the Davis Greenbelt designation will be the loss of potential housing units that would have otherwise been able to have been built on the land designated as Davis Greenbelt. Based on the assumption that Yolo County zoning allows one dwelling unit per 20 acres, Table Q in the DEIR contains an estimate that 137 dwelling units could have been built on land designated Davis Greenbelt. The DEIR acknowledges, however, on Page 99, that this number is probably not accurate given the strong policies in the Yolo County General Plan to preserve agriculture. In fact, County Policies LU 7, LU 14, LU 16, LU 17, LU 20, and LU 21 specifically prohibit residential land uses and subdivisions for residential purposes on land designated as agriculture. Additionally, a significant point not brought out in the DEIR is that for land that is under Williamson Act contract, there is a maximum of four dwelling units allowed regardless of the parcel size. This means that a 1,000 acre parcel under Williamson Act contract could have four dwelling units maximum rather than 50 units (one unit per 20 acres) as assumed in the DEIR. For these reasons, the impact on

provision of housing is certainly less significant than the DEIR indicates. The Final EIR will reassess the impact on housing.

Environmentally Sensitive Habitat Areas (previously titled in the Draft EIR and the Draft Open Space Element as Nature Reserves, Wildlife Habitat, and Wetlands) is a new classification for the Davis General Plan. This designation allows existing sensitive areas to be properly identified and it will provide a classification for any future habitat areas that are created. As most people are aware, Davis is participating in the development of the Yolo Basin Wildlife Area Concept Plan which, if implemented, would result in a large area of agricultural land just west of the Yolo Bypass levees being converted to wetland, upland, and riparian vegetation, with some areas of compatible agriculture being maintained. The ESHA classification also allows for passive and low intensity recreation, as well as, nature study and interpretive centers.

The ESHA designation is also used for Putah Creek and Willow and Dry Sloughs in recognition of their important habitat values.

The DEIR found that the designation of large areas as ESHA would be a significant environmental impact for three reasons: it would result in an increase in rodents adjacent to agriculture, which would adversely affect crops; it would mean the loss of prime agricultural land; and it would result in less housing units being developed in the portion of the planning area in Yolo County.

With regard to increased rodent populations, this impact may be overstated in the DEIR. While it is true that ESHA's provide habitat that could foster an increase of rodents, they also support predator species that keep the rodent population in check.

Concerning the loss of prime agricultural land, it is true that if the Yolo Basin Wildlife Plan is implemented as envisioned, significant amounts of farmland would be lost. However, it should be pointed out that this area was at one time prime habitat and was converted to farmland in this century. The Yolo Basin Wildlife Plan would simply return some of this land back to its original state, albeit, not without some cost. The benefit to the region, state, and even nation of increased waterfowl and other habitat should not ~~be~~ be underestimated.

The final significant impact of establishing ESHA's as identified by the DEIR is the potential loss of housing units. Table Q in the DEIR shows the potential number of dwelling units that could be built in this area as 320. As discussed above in the section on the Davis Greenbelt, this number is unlikely given the policies of the Yolo County General Plan and the restrictions

imposed by Williamson Act contracts. Again, the Final EIR will reassess this impact.

Agricultural Reserve is another new classification for the General Plan. As described above, it is used to designate land that the City believes should be in permanent agriculture in order to provide a permanent buffer between Davis and another urban area. On the Open Space Map, the area given this designation is across the entire northern limits of the planning area.

The DEIR identifies a significant impact associated with this land use designation as the potential loss of housing units that could have otherwise been built there. Table Q in the DEIR gives an estimate of 372 dwelling units that could have been built. Again, per the discussion above regarding the Davis Greenbelt and Environmentally Sensitive Habitat Areas, this impact is overstated and will be reassessed in the Final EIR.

Agricultural Open Space is a new classification, but basically in name only. This designation is used to classify the remaining farmland in the planning area that is not designated Agricultural Reserve. The result is that most of the land now designated as Agriculture under the current General Plan will now be designated as Agricultural Open Space. The DEIR does not identify any significant impacts associated with this change.

Connector Greenways are introduced to the General Plan in this revised Open Space Element. Connector Greenways, as described above, will act as greenbelts that extend out from the city center towards other communities or natural features. This will allow bicyclists and pedestrians to access these areas without interference from automobiles.

The only significant potential environmental impact associated with the establishment of the Connector Greenways that is identified in the DEIR is the loss of prime agricultural land. The DEIR estimates that 180 acres of prime farmland would be converted. This acreage could be lower if the Connector Greenways were assumed to be more narrow in width, for example, 30 feet; the DEIR assumes a Connector Greenway width of 100 feet along Channel A, the railroad, and the City of Davis landfill.

Again, by CEQA definition, any loss of prime farmland is considered to be a significant impact. However, if these Connector Greenways are established, they will not disrupt ongoing agriculture to any significant extent. They will follow existing roads or natural features and will rarely, if at all, be sited through the middle of farming operations.

13

Greenstreets are a new classification for the General Plan and denote streets that have wide bikelanes and significant trees and landscaping. They might be thought of as the urban equivalent of the Connector Greenway, with the additional provision of facilities for automobile traffic. Amendments made by staff in response to concerns raised by the Planning Commission, consisting of a revised definition and added policies, clarified what the Greenstreet should be.

The DEIR has not identified any negative environmental impacts that would be associated with the establishment of Greenstreets.

Neighborhood Greenbelt is the new name for the current General Plan designation of Greenbelt. The description of this classification in the current General Plan is expanded by the revised Open Space Element to be more descriptive and definitive, but the actual areas designated are not changed. Therefore, no environmental impacts are expected from this amendment.

Community Infrastructure is a new classification introduced in the revised Open Space Element. This classification is used for two areas currently designated Agriculture, the Davis landfill and the Davis wastewater treatment facility. It is also used for the City-owned site just north of the old landfill, which is currently being leased to a photovoltaic research business.

The DEIR does not identify any environmental impacts associated with these designations.

Parks and Recreation is a classification currently used in the General Plan. These amendments do not change any of the designations on the map, but do change the definition of Parks and Recreation. The definition is expanded to include the range of recreational activities that could be included on a site with this designation.

There were no impacts identified by the DEIR for this land use classification.

The above designations are integrated into the various components of the Open Space Element. The following is a discussion of the policies that elaborate and detail these classifications.

2. Policies of the Revised Open Space Element

The Open Space Element is organized around the four types of open space lands that are required to be addressed by state planning law: open space for preservation of natural resources; open space for the managed production of resources; open space for outdoor

recreation, and open space for public health and safety.

Open Space for the Preservation of Natural Resources

The policies in this section are all new for the Open Space Element and relate to the land use designation of Environmentally Sensitive Habitat Areas or ESHA (formerly Nature Reserve/Wildlife Habitat/Wetlands). The policies detail the types of activities that should or can be pursued in an ESHA. The policies also describe how manmade features, such as drainage ponds or waste water discharge areas, can function as ESHA's.

There are no significant environmental impacts associated with these policies. The policies detail the land use classification of ESHA, the types of uses that are encouraged and the restrictions on use of these areas. The impacts of designating land as ESHA was previously discussed.

Open Space for the Managed Production of Resources

This portion of the Element concerns agricultural land. The policies in this section are the current Open Space policies and only two technical changes are made to bring them into conformance with the amended Element. Therefore, there are no impacts associated with this section's policies.

Open Space for Outdoor Recreation

This section contains policies for ESHA's, the Davis Greenbelt, Connector Greenways, Neighborhood Greenbelts, Greenstreets, and Parks. Much of the section consists of existing policies, with technical amendments where appropriate to bring consistency with the new designations. New policies are provided for the Davis Greenbelt that guide its development. Policies are added for Connector Greenways to promote a complete circulation pattern. Finally, Greenstreet policies are provided to guide future development of these circulation elements.

As discussed above in the section on land use classifications, the Planning Commission recommended adding one significant policy to the policies on the Davis Greenbelt. This policy is part of Policy 3.3.E and calls for a greater width for the public access portion of the Davis Greenbelt. This change is not expected to cause any significant impact.

Pursuant to the direction of the Planning Commission several policies were added to the Parks and Recreation policies in this section. One is new Policy 3.3.GG which calls for the preservation of open space within existing parks. Another new policy, 3.3.HH, calls for the establishment of an urban

campground within the planning area. The policy does not designate any particular site, but merely states that one should be considered. The last addition was language put into the narrative for Section 3.3 that states that limited parking should be provided in the Davis Greenbelt and ESHA's to ensure adequate public access.

The environmental impacts of these new and amended policies are not significant. The impacts of the designations that they relate to were previously discussed. The changes made pursuant to the Planning Commission hearings should also not generate any significant environmental impacts. As with the entire Open Space Element, if and when any particular portion of the plan is implemented and a specific project is proposed, environmental review will have to take place at that time.

Open Space for Public Health and Safety

There is a significant policy amendment in this section for the Davis Greenbelt. The amendment requires that property owners proposing new development dedicate land for the public access component of the Davis Greenbelt. This section also has two new policies for Community Infrastructure that emphasize that these facilities can serve as habitat.

Again, the environmental impacts of these policies are minimal. The impacts of the land use designations that they relate to have been previously discussed.

V. ANALYSIS OF SPECIFIC PLAN AMENDMENTS

A. South Davis Specific Plan

One amendment to the South Davis Specific Plan is under consideration and it is a map change only. The current map has a designation of Agricultural Buffer around a portion of the periphery of the South Davis Area. The amendment would fill in the peripheral areas that do not have this buffer with the designation of Davis Greenbelt. The terminology of Agricultural Buffer will be dropped in favor of Davis Greenbelt. The impacts of this designation were previously discussed. The map change is shown on attached Exhibit B.

B. East Davis Specific Plan

As with the South Davis Specific Plan, only a map change is proposed for the East Davis Specific Plan. The change is to add a section of Davis Greenbelt to the periphery of the area to fill in a section that does not currently have a Greenbelt/Ag Buffer

16

designation. Again, when the Open Space Element and General Plan amendments are adopted, the terminology will be consistent for this periphery area, i.e., Davis Greenbelt. The map change is shown on attached Exhibit C.

VI. FISCAL ANALYSIS

The adoption of a revised Open Space Element and associated General Plan amendments does not in itself represent a cost to the City. The General Plan is simply that, a plan to guide the development and conservation of the City and its planning area. However, if the City is to implement this plan there will be hard costs that will have to be taken into account.

There are three basic costs associated with the implementation of this project:

- (1) The cost of planning, that is, designing of specific projects, such as a section of Davis Greenbelt, including the cost of environmental impact reports;
- (2) The cost of acquisition, that is, the purchase of land that the City intends to do a project on or wants to protect as permanent wildlife habitat; and
- (3) The cost of maintenance, that is, the need to maintain and repair the improvements the City may make on land acquired for open space purposes.

The staff presently cannot give definitive cost estimates for each of the above. **The exact costs will be calculated as the project is implemented.** The following discussion is meant to demonstrate that the project before the City Council at this time is economically feasible.

We need only look to the City's Major Projects Financing Plan (MPFP) to recognize that the City intends to, and is capable, of financing its Open Space Element. This includes financing the features of the existing Element, which is mainly parks, and the financing of the major new feature in the Element, the Davis Greenbelt. Additionally there are monies earmarked in the MPFP for acquisition of habitat areas. The MPFP may have to be updated in the future to effectively implement this plan. As a matter of course, the City annually reviews and updates the MPFP, and adoption of this plan will be a consideration in this annual process.

MPFP Project I.1, with a total of \$11,797,496 allocated, is for

the acquisition of open space to provide a transition zone on the urban periphery of the city separating urban and agricultural uses. MPFP Project I.2, with a total of \$4,367,700 allocated, is for the "City Periphery Greenbelt" and would fund the improvement of a 50-foot wide greenbelt within the transition zone (Project I.1) consisting of landscaping and a bike path. MPFP Project I.3, with a total of \$2,000,000 allocated, is for the acquisition of wetland and riparian habitat. Finally, MPFP Project D.7, with a total of \$2,560,000 allocated, is for the acquisition of land for wildlife habitat as part of the City's wastewater discharge plans (a wet area will be created with suitable directed wastewater). All four of these projects are existing allocations, with a flow of funds over the years assured through the collection of fees from both new and existing development.

The use of the funds described above for implementation of the Open Space Element as it would be amended is appropriate, because these funds were intended for essentially the same purpose. The details of the projects have changed somewhat compared to what was visualized when the MPFP projects were adopted, but the projects are the same in terms of intent. The "transition zone" of Project I.1 would become the "Davis Greenbelt", the improvement of the "City Periphery Greenbelt" in Project I.2 would become the improvement of the public access portion of the Davis Greenbelt, and the acquisition of land for habitat in Projects D.7 and I.3 would remain the same if the new plan is adopted.

As far as the adequacy of funds is concerned, an exact fit between the existing funds allocated in the MPFP and the funds needed to implement the plan is not possible for the reasons described above. As more definitive plans are adopted, revisions to the Major Projects Financing Plan may be necessary.

Project I.1 includes the largest amount of money for implementation of the plan, \$11,797,496. In the current MPFP, this money is for acquisition of what will now be called the Davis Greenbelt. There is one important difference or change in the project, however, that basically assures that the proposed Davis Greenbelt will be economically feasible. The assumption made in Project I.1 is that the acquisition would be of a 1500 foot wide (on average) buffer area. In fact, the proposed Davis Greenbelt will be 1500 feet wide on average also, but only the public access portion of the Davis Greenbelt would be acquired. Instead of buying a 1500-foot wide strip around the City, only a 100-foot strip (on average) will be acquired. This results in less acquisition costs than what was assumed in the MPFP.

Project I.2 is for improving a greenbelt within the buffer area around the City. The proposed Davis Greenbelt includes a public

access portion that will need to be improved. It will be wider than what was assumed in the MPFP, a 100-foot average instead of a 50-foot average, but Project I.2 is clearly a significant commitment towards being able to implement this portion of the plan.

Project I.3 is \$2,000,000 for wetland and riparian habitat acquisition, the source of which is Proposition 70, which was approved by the voters in 1988. These funds could be expended anywhere deemed appropriate, with perhaps the most critical or threatened areas being acquired first. The funds could be used for purchase of riparian corridors along Willow Slough, Dry Slough, and Putah Creek. The Yolo Basin Wildlife Area Concept Plan obviously will require a greater amount of funds than what is included in Project I.3, but that Plan is being pursued by a consortium of entities that will pull together a variety of funding sources.

Project D.7 will contribute \$2,560,000 towards habitat acquisition in the portion of the eastern planning area that will be designated as Environmentally Sensitive Habitat Area in the new Open Space Element. The purpose of the project is to acquire an overland flow site for City wastewater, but its effect will be to aid in the implementation of the open space plan.

Another source for acquisition of land for the Open Space Element is not a part of the MPFP. This source is the private developers who will need to mitigate the impacts of their new projects. They will be providing some areas of land that will be incorporated into the Davis Greenbelt for recreational purposes. There is also the strong possibility that they will need to acquire or obtain development rights to land for mitigation of impacts on wildlife. For example, land outside of the urban area will need to be set aside as replacement habitat for the threatened species, the Swainson's Hawk.

In conclusion, although it is not possible to provide a definitive cost estimate for the implementation of the Open Space Element at this time, it appears that the project is economically feasible. Funds have been set aside to ensure that projects can be accomplished after specific plans are developed.

VII. SUMMARY OF COMMENTS AND ACTIONS FROM THE PLANNING, NATURAL RESOURCES, AND PARKS AND RECREATION COMMISSIONS

The Planning Commission adopted the following recommendations at their May 29 hearing:

- (1) That the City Council adopt Amendment #7-89 to the City of

Davis General Plan revising the Land Use Element, the Open Space Element, the Conservation Element, the Safety Element, and the General Plan Map;

(2) That the City Council adopt Amendment #2-89 to the South Davis Specific Plan consisting of map changes only; and

(3) That the City Council adopt Amendment #3-89 to the East Davis Specific Plan consisting of map changes only.

The Planning Commission also adopted the following resolution:

That Planning Commission has reviewed Draft Environmental Impact Report #1-89, found it to adequately address the impacts of the project, except as noted by the Commission.

The last phrase, "except as noted by the Commission" refers to the comments that the Commissioners made that the EIR consultant will respond to in the Final EIR.

The following are comments, questions, or suggestions made by the Planning Commissioners that were incorporated into the project.

(1) The land use designation of "Agricultural Preserve" might be confused with the Yolo County zoning designation of the same name.

Action: The designation of "Agricultural Preserve" has been changed to "Agricultural Reserve."

(2) The designation "Greenstreet" needs to be defined better.

Action: The definition of Greenstreet was refined and policies were added (see Policy 3.3.N) to direct the development of the concept.

(3) The public access portion of the Davis Greenbelt needs to be wider, especially along busy streets.

Action: Policy was revised to call for the public access portion to be wider where it is adjacent to Covell and Mace Boulevards (see Policy 3.3.E).

(4) More credit needs to be given to the Landscape Architecture program at UCD for developing the Greenway concept.

Action: The introduction to the text of the Open Space Element has been subtitled, "The Greenway Plan" and the text was revised to credit the originators of the Greenway concept.

(5) The Neighborhood Greenbelt designation in the Mace Ranch area just north of the proposed bicycle overcrossing of the Interstate is offset.

Action: The Open Space Element Map has been revised to reflect current planning for area. There is no longer an offset.

(6) An urban campground should be considered for the Davis Greenbelt; the northeast portion of the Greenbelt around the Mace curve is a good location.

Action: Policy 3.3.HH was added to the Open Space Element which calls for a public campground to be located within the Planning Area. No specific site is mentioned.

(7) Parking needs to be provided for users of the Davis Greenbelt and the habitat areas.

Action: Text was added to the narrative in the section called, "Open Space for Outdoor Recreation" that calls for provision of vehicle parking in these areas.

(8) There should be a policy statement on the preservation of open space the City has in its existing parks.

Action: Policy 3.3.GG was added that calls for the City to preserve its existing parks as valuable open space and to consider all feasible alternatives before converting them to other uses.

A number of the comments made by the Commissioners were directed to impacts or mitigation identified in the Draft EIR and the EIR consultant will address those in the Final EIR.

The Planning Commission also made a number of comments that were not incorporated into the project. Staff responded to these comments in writing at the May 29 hearing. The more significant ones are discussed below.

Comment: The public access portion of the Davis Greenbelt needs to be wider in general.

Response: The width of the public access portion was established by the City Council. Staff does not envision that the greenbelt will be a "linear and unpleasant recreational experience" as one member of the public described it. This is because the public access corridor will vary in width and in the type of use that occurs in the various areas surrounding the City. For example, where the Greenbelt borders public recreational facilities that

will be provided in new development, the public access area will in effect be much wider than 100 feet. Furthermore, there may be areas that will be of minimum width with only a bikepath, trail, and some planting, but there will be areas much greater than 100 feet, such as in the north-central area where the City owns property.

Comment: The public access portion of the Davis Greenbelt should be delineated on the map.

Response: Staff did not agree with this suggestion made by a member of the public. The policy language for the Davis Greenbelt clearly indicates that there is a public access component. Also, by showing the corridor in a specific location on the map, planning options and flexibility could be limited for those attempting to design the trails in a manner that is most beneficial and logical.

Comment: At a minimum, the public access portion of the Davis Greenbelt should be called the "Davis Greenway".

Response: The term "Davis Greenway" was introduced in the original work done at the University, however, the City Council decided early this year to use the name "Davis Greenbelt". Staff is following the wish of the Council.

Comment: Davis wastewater is high in selenium and use of this water in a habitat area could lead to an environmental disaster.

Response: The EIR consultant will address this issue. Staff responded at the hearing that this water would not be used in any habitat area until environmental impacts were analyzed and it was found to be acceptable.

Comment: Watering the Greenbelt is a concern, especially during a drought. Also, could wastewater be used for irrigation.

Response: Most of the Davis Greenbelt will not be landscaped as a regular park or Neighborhood Greenbelt would be. For these areas, it is intended that plantings will consist mainly of native and drought-tolerant species that require little, if any, watering. When the plantings are in their early stages of development, temporary watering would be necessary, which could be done through the use of watering trucks.

The Natural Resources Commission and the Parks and Recreation Commission held a joint hearing on May 15 to consider the project. They adopted the following joint recommendations:

(1) Regarding Mitigation Measure #17 on page 109 of the EIR which states, "On sections of trail that cannot significantly avoid owl dens, the City shall erect at least a low fence or other barrier or a taller fence, or establish a leash law for pets," the Commissions note that Davis already has a leash law and that vegetative barriers or earth berms should be used instead of fences where possible.

2) Add to Policy 3.3.D of the Open Space Element the language in boldface: 3.3.D Develop a trails network that minimizes conflicts between pedestrians, bicyclists and equestrians, and **minimizes impacts on wildlife.**

(3) Incorporate the comments of the Audubon Society into the EIR regarding the inclusion and deletion of certain species and detail about necessary mitigation.

(4) The Open Space Element should be subtitled, "The Greenway Plan" and there should be some explanatory language in the introduction to explain the origin of that term.

(5) The two Commissions have a strong concern that they are making recommendations on the adoption of the Open Space Element without the benefit of a fiscal analysis.

(6) The two Commissions have reviewed the EIR and find that it adequately addresses the impacts of the project except as noted by the Commissions.

Staff has responded to these recommendations as follows:

Recommendation #1: To be addressed in the Final EIR;

Recommendation #2: Policy 3.3.D had been revised accordingly;

Recommendation #3: To be addressed in the Final EIR;

Recommendation #4: Done - the Open Space Element has been subtitled the "Greenway Plan";

Recommendation #5: Staff has included a fiscal analysis in this report; and

Recommendation #6: No action needed.

VIII. ATTACHMENTS

Exhibit A: General Plan Amendments

Exhibit B: South Davis Specific Plan Map

Proposed Open Space Element
CC June 20, 1990
Page 24

VIII. ATTACHMENTS

Exhibit A: General Plan Amendments
Exhibit B: South Davis Specific Plan Map
Exhibit C: East Davis Specific Plan Map
Magazine article for information only

CCf-REP#1.BA

EXHIBIT A: GENERAL PLAN AMENDMENT #7-89

New text is in bold; Deleted text is ~~struck through~~.

2 LAND USE ELEMENT

Amend policies as follows:

2.1.A Maintain Davis as a small, University-oriented city surrounded by farmland, greenbelt, and natural habitats and reserves.

2.2.F ~~Where feasible, c~~Create open space between urban and agricultural uses to provide a visual edge.

2.3.1. Land-Use Classifications

Nonresidential

Agricultural Reserve: Areas designated Agricultural Preserve are those agricultural lands identified by the City of Davis s permanent agriculture. These lands will ensure a permanent buffer between adjacent jurisdictions that will maintain the separate identities of surrounding cities.

Agricultural Open Space: Agricultural open space shall serve to protect valuable natural resources such as Class I and II (agricultural) soils. Uses include farmlands (including houses, farm buildings), and land to be used for the production of food and fiber during and beyond the 23-year planning period.

Environmentally Sensitive Habitat Areas: The purpose of Environmentally Sensitive Habitat Areas is to preserve existing wildlife habitat and develop new wildlife habitat. Possible uses include: farmland (compatible agriculture), wildlife habitat preserves, habitat for permanent and migratory waterfowl and other species, native trees and plant species, seasonal and permanent wetlands, drainage channels, bikeways, passive and low intensity recreation, nature study areas, and interpretive centers.

Davis Greenbelt: The Davis Greenbelt lies adjacent to urban development surrounding the city. It consists of continuous open space with a public access and circulation component that has minimal interaction with vehicles and a component of ongoing agricultural use. The Davis Greenbelt provides public recreation areas, semi-public areas, and buffer areas. Possible uses include: public access, public access for community and non-commercial open space and recreational uses, community gardens, urban forests, biking, jogging, hiking, and equestrian trails, retention ponds, athletic fields, horse stables, field and row crops, orchards, organic farms, natural habitat preserves, landmark or historic sites, and drainage channels and/or overflow areas for flood

control. The Greenbelt shall have an average width of 1500 feet and a minimum width of 500 feet. The public access portion of the Greenbelt shall be 100 feet in width on average.

Connector Greenway: Connector Greenways, following natural and manmade drainage channels, roadways, railroad and utility easements, link the outside edge of urban development and activity to outlying nature reserves, wetlands, City recreational facilities, and future regional parks and open space. Connector Greenways will vary in width and include a variety of land uses, including passive recreation. Possible uses include: bikeways, native plants, rest stops, trails, and directional and interpretive signs.

Neighborhood Greenbelt: Neighborhood greenbelts consist of public open spaces within urban development that provide safe and secure linear parkways and connectors close to residents as alternatives to biking or walking on streets. Neighborhood greenbelts connect to the Davis Greenbelt, Greenstreets, parks, other greenway elements, and other public facilities. Public uses include: existing and proposed neighborhood open space corridors developed with landscaping and trees, bikeways, benches, picnic areas, lighting, barbecue sites, play areas, meadow areas as open space, horseshoe pits, and volleyball courts.

Greenstreets: The primary goal of Greenstreets is to provide convenient and attractive circulation routes for bicyclists and pedestrians, as well as for cars. These circulation corridors shall create a cohesive network that promote modes of non-motorized transportation by linking activity centers within the city limits.

Parks and Recreation: Park and Recreation areas include all existing and future neighborhood and district parks, public golf courses, and other public recreational facilities within urban development. Park and recreation areas offer traditional park amenities. Possible uses include: existing and proposed public and private recreation sites, including golf courses, baseball fields, tot lots and play apparatus, adult playing fields, soccer fields, swimming pools, community center buildings, after school care facilities, art in public places, facilities for night time recreation in district parks, trails, benches, interpretive markers, picnic areas, barbecue facilities, water fountains, landscaping and irrigation, trees for shade and wind protection, visual and sound screens, shade structures (including arbors), trellises, and passive and active facilities.

Community Infrastructure: Primary elements of Community infrastructure include flood control, waste water treatment, water production and delivery, power generation, and landfill facilities. These facilities also serve secondary roles as greenway elements such as Connector Greenways or Nature Reserves and as irrigation water (treated wastewater).

~~Greenbelt. The General Plan map includes a schematic indication of existing and proposed neighborhood open-space corridors developed with turf, trees and bike paths.~~

~~Greenbelt/Agricultural Buffer. Policy 2.1 L of the Land Use Element and policies 3.2 D and 3.2 E of the Open Space Element provide the basis for establishment of a strip of land on the City's periphery. These policies describe appropriate uses. Suitable agricultural buffer uses may include agricultural uses not inconsistent with adjacent urban development, and suitable greenbelt uses include public access for community and non-commercial recreational uses. The appropriate uses, as well as the size or configuration of the Greenbelt/Agricultural Buffer, may vary at different locations. In some cases, it is anticipated that the Greenbelt/Agricultural Buffer would be situated on property annexed to the City, while other portions might be acquired or dedicated for public use.~~

~~The variation in size and configuration of the greenbelt/agricultural buffer within the city may affect the actual development potential of parcels on which it is located.~~

~~The General Plan Map delineation of the buffer portrays the concept, but does not indicate boundaries or widths at specific locations. Zoning regulations, deed restrictions, development agreements and acquisition will be used to establish the buffer.~~

~~Agriculture. Land to be used for the production of food and fiber during and beyond the 23-year planning period.~~

3 OPEN SPACE ELEMENT

The "Greenway Plan"

The purpose of the Open Space Element is to integrate the various open space features contained in the planning area. These open space features include habitat areas, wetlands, agriculture, public access paths and trails, and parks. The primary goals of the element are the creation of continuous public open space, the creation of Connector Greenways or links to connect open space areas, and the enhancement of native vegetation and wildlife habitat. Figure 7A depicts the Open Space Element.

The Open Space Element is also known as the Greenway Plan. The concept of a Greenway Plan originated in work done in the Landscape Architecture Program at the University of California at Davis.

Four types of open-space lands are identified in the state requirements for the Open Space Element (Gov. Code, Sec. 65560 et seq.): open space for the preservation of natural resources; open

space for the managed production of resources; open space for outdoor recreation; and open space for public health and safety. Any action by the City to acquire, dispose of, or regulate the use of open-space lands in any of these categories must be consistent with the Open Space Element (Gov. Code, Sec. 65566).

The four open space types identified above are land functions or roles that encompass the various open space needs of the Davis community. Through the implementation of the Open Space Element, Davis seeks to coordinate these various open space lands to create areas that serve more than one of the identified roles. A single open space area may serve Public Health and Safety goals of providing flood protection, preserve the Natural Resources of wildlife habitat, and provide open space for Outdoor Recreation as a community amenity.

Policies relating to open space also are included in the Land Use, Schools, Conservation, and Safety elements. The Conservation Element includes policies on open space for preservation of natural resources; the Safety Element presents policies relating to open space for public health and safety.

Five Nine open-space land-use classifications are shown on the General Plan Map: ~~Parks/Recreation, Greenbelt, Greenbelt/Agricultural Buffer, Urban Reserve, and Agriculture,~~ 1) Agricultural Reserve, 2) Agricultural Open Space, 3) Environmentally Sensitive Habitat Areas, 4) Davis Greenbelt, 5) Connector Greenways, 6) Greenbelts, 7) Greenstreets, 8) City and Neighborhood Parks, and 9) Community Infrastructure.

TABLE 5A

FOUR TYPES OF OPEN SPACE CLASSIFICATIONS
(STATE REQUIREMENT FOR OPEN SPACE ELEMENT)
THAT WILL HELP TO MEET THE COMMUNITY'S VARIOUS OPEN SPACE NEEDS.

OPEN SPACE for the PRESERVATION of NATURAL RESOURCES	OPEN SPACE for the MANAGED PRODUCTION of RESOURCES	OPEN SPACE for OUTDOOR RECREATION	OPEN SPACE for PUBLIC HEALTH and SAFETY

Agricultural Reserve			
Agricultural Open Space	Agricultural Open Space		
E.S.H.A.*		E.S.H.A.*	
	Davis	Davis	Davis

Greenbelt

Greenbelt

Greenbelt

Connector
Greenways

Neighborhood
Greenbelts

Parks and
Recreation

Greenstreets

Community
Infrastructure

* Environmentally Sensitive Habitat Area

3.1 OPEN SPACE FOR THE PRESERVATION OF NATURAL RESOURCES

Policies in the Conservation Element require preservation of natural habitats and conservation of natural resources. In the planning area, natural resources other than farmland consist primarily of wildlife habitat. The State Division of Mines and Geology has studied the area and found no significant mineral resources there, although Atlantic Oil Company operates three oil wells in the East Davis area.

Environmentally Sensitive Habitat Areas

Guiding Policies:

- A. For each habitat type in the Open Space Element, identify and list trees, shrubs, and ground covers suitable for native wildlife. Habitat areas may include greenbelts and parks, riparian areas, wetlands, and uplands. The plant list should emphasize native plants. An initial list is included in Appendix I.
- B. Incorporate existing habitat areas, including Putah Creek, Dry Slough, and Willow Slough, into the Greenway network. Emphasis in these areas and in all nature reserves shall be placed on wildlife habitat preservation.
- C. Conduct special-status species surveys within the Davis Planning Area to determine species presence and habitat uses. Species that should be emphasized are listed in Appendix II.
- D. Develop a list of wildlife groups (e.g. waterfowl, shorebirds, wading birds, raptors) or wildlife species that should be encouraged or protected, and

map areas where these species should be protected or encouraged.

- E. Determine species to be encouraged or preserved in transitional zones between agriculture and other land uses and provide landscaping that supports those species (e.g. highest priority for rare and endangered species). This may involve restricting public access in nesting areas of certain species such as Swainson's hawks or burrowing owls.
- F. Encourage habitat enhancement in the Greenway for migratory wetland wildlife in existing drainage ponds and other appropriate areas.
- G. Require development of wildlife habitat in all future drainage pond and canal designs and provide the mechanics for long term landscaping and maintenance for those programs. Prepare revegetation and wildlife management plans for each new detention basin or drainage canal to implement the landscape and maintenance programs.
- H. City shall require protection of heritage oaks, riparian, and wetland vegetation in new development where feasible. Inventory all heritage oaks in the General Plan Study Area. Inventory replacement oaks (young oaks that could become heritage oaks).
- I. Trees, shrubs, and ground cover plantings in landscaped areas shall emphasize those species with the greatest wildlife value.
- J. Manmade nature reserves shall serve flood control and waste water discharge functions as well as provide increased wildlife habitat.
- K. Within urban open space areas, provide habitat elements (e.g. roosting trees, nesting trees, etc.) for avian species, such as songbirds, hawks, and owls.
- L. Inventory wetland and riparian vegetation within the Davis Planning Area.
- M. Wildlife protection and habitat enhancement should take priority over human use in designated habitat areas.

~~3.2 AGRICULTURAL OPEN SPACE~~

~~3.7~~ 3.2 OPEN SPACE FOR THE MANAGED PRODUCTION OF RESOURCES

The best soils surrounding Davis are to the east and south; much

of this land is under Williamson Act contract as shown on Figure 8. Figure 9 shows soil classifications. The areas of soil types with the greatest limitations are to the north between the present urban area and County Road 29. The north and eastward expansion area designated by the General Plan will increase the committed urban area by about 25 percent, consuming 4 percent of the planning area's remaining open land -- mostly Class I soil.

Policies relating to the managed production of resources are also found in Section 6.5 of the Conservation Element.

Agricultural Open Space

Guiding Policies

- A. Support the Yolo County General Plan goal calling for protection of prime and other agricultural land from urban development.

*The Davis Area General Plan Land Use Element (Yolo County, January 29, 1976) states: "Maintenance of the agricultural economy of the county requires a minimum of urbanization, for the preservation of rich Yolo farm resources and the amenities of open space is, in the long-run, the highest and best use of this land" (p. 2). The City's Plan designates urban uses as needed to accommodate internal growth, and includes an ~~Greenbelt/Agriculture Buffer~~ the **Davis Greenbelt** to protect agricultural operations.*

Implementing Policies

- B. Designate lands below 25-foot elevation as floodplain and wildlife habitat to be maintained in agricultural use and wildlife refuge restoration areas.

Most of the open land in the planning area east of the existing urban area is in this category. See Figure 9.

- C. Prohibit new residential subdivisions and other urban development in areas designated ~~Agriculture~~ **Agricultural Reserve or Agricultural Open Space** on the General Plan Map.

This policy supports Yolo County General Plan policy L 14, which prohibits new residential or suburban subdivisions in the agricultural designated areas. (See Land Use Element policies on the greenbelt/agricultural buffer).

- D. Seek adoption by Yolo County and Solano County of the following open-space preservation policies in their respective General Plans. Open-space uses include agriculture, outdoor recreation, and natural

habitat preserves.

- Maintain open space land uses including outdoor recreation, and natural habitat preserves within the Davis General Plan Planning Area beyond the proposed urban-development boundaries.
- Support tax and economic incentives that enhance the economic competitiveness of agriculture, and wildlife habitat restoration.
- Apply or retain land-use controls to protect the scenic rural corridors between neighboring communities.
- Encourage voluntary restriction of development through dedication of scenic or conservation easements.
- Support activities of nonprofit land trusts and conservation organizations in acquiring development rights to open-space lands by gift or purchase by fee simple title.

E. Use all available mechanisms for preservation of open space. This may include a fee applied to land annexed to the city.

Available mechanisms for the preservation of open space may include those listed below. These are some of the few methods for assuring that the impact of conversion of prime agricultural land is mitigated to the extent feasible.

- *Open Space Mitigation Fees*
- *Land Dedication*
- *The inclusion of a charge for open space and agricultural preservation within Mello-Roos financing district special taxes, or special assessments.*

The use of these mechanisms will aid in accomplishing the following objectives:

- *Offset the conversion of agricultural or open space land to uses other than agriculture or open space.*
- *Mitigate the impacts of development on existing agricultural lands.*
- *Preserve natural habitats for plants and wildlife.*
- *Preserve the rural character of the area surrounding the City.*

3.3 OPEN SPACE FOR OUTDOOR RECREATION

Parks and Neighborhood Greenbelts, ~~and landscaped open space~~ provide recreational opportunities and visual enhancement in the city. Recreation-oriented open space ranges from mini-parks and

neighborhood parks to the Neighborhood Greenbelts in residential developments, the 28-acre Community Park, and other components of the Open Space Element, such as Connector Greenways.

The General Plan revision process provides the opportunity for the Davis Joint Unified School District and the City to coordinate their planning. Each new school is planned to adjoin a neighborhood or district park in order to make the most efficient use of recreation facilities.

~~This section of the General Plan covers parks; Section 3.5 establishes policies for greenbelts.~~ Policies on bicycle paths are also found in the Circulation Element. Policies in the Safety and Conservation elements outline programs the City encourages the School District to include in the school curricula.

The General Plan map designates park and school sites, including existing parks and schools, and proposed sites. Table 6 lists existing park and recreation areas and Table 7 lists existing and proposed parks and schools.

Neighborhood parks are at least five net acres, allowing adequate area for Little League fields, tot lots, etc. District parks are approximately 15 acres, providing space for adult playing fields, swimming pools or other facilities. Wherever possible, parks are located to serve both new and existing development. Parks typically have been located close to multifamily areas.

TABLE 6

EXISTING PARKS AND RECREATION AREAS

Central Park	4.9 acres
Mini Parks	8.2 acres
College Park	.9 acre
Cedar	.5 acre
Hacienda	1.0 acre
N Street	.2 acre
Redwood	1.5 acres
Putah Creek	1.8 acres
Village Park	.8 acre
Whaleback Park	1.5 acres
Neighborhood Parks	41.5 acres
Pioneer Park	5.8 acres
Chestnut Park	6.1 acres
Covell Park	5.2 acres
Redwood Park	3.2 acres
Sycamore Park	5.8 acres
Oxford Circle Park	4.0 acres

Westwood Park	6.0 acres
West Manor Park	2.9 acres
Oak Grove Park	2.5 acres
District Recreation Parks	40.0 acres
Community Park	28.0 acres
Slide Hill Park	12.0 acres
Citywide Recreation Parks	151.4 acres
Golf Course	85.0 acres
Landfill Park (partially developed)	66.4 acres
Special Use Recreational Areas and Facilities	76.5 acres
Teen Center (DRB)	.1 acre
Pence Property	.1 acre
Putah Creek Parkway (partially acquired)	65.0 acres
Little League	4.0 acres
Civic Center	7.0 acres
Emerson Tennis Courts	.3 acre
Neighborhood Greenbelts	41.3 acres
Covell Park	34.3 acres
University Village	.7 acre
Green Meadows	6.3 acres

Outdoor recreation areas and facilities in the open space system should offer a variety of experiences and opportunities. The system should include scenic vistas, allow for access to a future regional open space network, and provide educational opportunities where appropriate. The components of the Open Space Element should enhance opportunities for varied types of non-motorized transportation in and around Davis, and consider the needs of pedestrians, bicyclists, equestrians, and physically limited individuals. Limited parking for vehicles should be provided as part of the Davis Greenbelt and Environmentally Sensitive Habitat Area components so that users of all kinds can access these resources.

Environmentally Sensitive Habitat Areas

Guiding Policies:

- A. Develop public access areas to view wildlife and habitat.
- B. Protect and preserve existing natural habitat areas within parks that are designated Environmentally Sensitive Habitat Areas. Natural habitat areas exist in Landfill and Putah Creek parks. Policies addressing preservation of natural resources in areas other than parks are in the Conservation Element.

TABLE
EXISTING AND PROPOSED NEIGHBORHOOD AND DISTRICT PARKS, AND SCHOOLS BY DATA UNIT

Data Unit	Schools/Grade		Neighborhood Parks/Acres		District Parks/Acres	
	Existing	Proposed	Existing	Proposed	Existing	Proposed
West Davis	Emerson JHS/7-9	New/K-6	Westwood/6.0 ac. West Manor/2.9 ac.			New/15 ac
North Central				New/7 ac.		
Central Davis	West Davis/K-3 North Davis/K-6 West Davis Inter- mediate/4-6 Davis HS/ 10-12	New/K-6 (District- owned site)	Covell/5.2 ac. Redwood/3.2 ac. Sycamore/5.8 ac. Oxford Circle/4.0 ac.		Community/28.0 ac.	
East Davis	Birch Lane/K-6 Holmes JHS/7-9 Valley Oak/K-6		Chestnut/6.1 ac. Oak Grove/2.5 ac.	New/7 ac.	Slide Hill/12.0 ac.	
East Davis/Mace		New/K-6		4/New Total 11 ac.		New/23 ac.
South Davis	Pioneer/K-6	New/K-6	Pioneer/5.8 ac.	New/5 ac.		New/17 ac. New/15 ac.
Core Area					Central/4.9 ac. (includes expansion)	
TOTAL	-----	4 New/K-6	9/41.5 ac.	5/30 ac.	3/44.9 ac.	70 ac.

776

areas other than parks are in the Conservation Element.

- C. Minimize recreation facilities within natural habitat areas. Design any recreation or interpretive facilities within natural habitat areas to be non-intrusive and site-sensitive.

Compatible facilities and uses include trails that inhibit traffic in natural habitat areas, benches, and interpretive markers. See also Policy 6.1 C in the Conservation Element.

Davis Greenbelt

Guiding Policies:

- D. Develop trails network that minimizes conflicts between pedestrians, bicyclists, equestrians, and minimizes impacts on wildlife.
- E. Develop the Davis Greenbelt to have segments which vary in overall size and configuration, level of development, and type of intended activity; follow property lines where feasible when establishing the boundaries. At the northeast and northwest portions that are adjacent to Covell and Mace Boulevards, the width should be greater to separate public use from traffic impacts.
- F. Provide informal areas for people, especially children and teens, to interact with nature and natural landscapes.

Connector Greenways

Guiding Policies:

- G. Create new links where access to the existing system is currently lacking.
- H. Provide a continuous system of on- and off-street interconnected bikeways for recreational use and transportation.

Figure 10, Bicycle Circulation, shows existing and proposed bikeways. Additional policies on bicycle routes are in the Circulation Element.

- I. Pursue bicycle route connections with neighboring communities. Coordinate planning of these facilities with Yolo and Solano counties.

Neighborhood Greenbelts

In addition to parks, the General Plan designates existing and proposed linear open spaces as Neighborhood Greenbelts.

Guiding Policies

- J. Require greenbelts in plans for new development areas. Neighborhood Greenbelts shall be of varying width, averaging about 100 feet and include grass, trees, and bike paths. Acreage of existing greenbelts north of Covell Boulevard west of the railroad is 10 percent of the residential area, the ratio expected for greenbelts in new projects.

Greenbelts are schematically indicated on the General Plan map.

- K. Provide convenient greenbelt access points in all new development.
- L. Greenbelts are to be dedicated and improved separately from dedication of park acreage or payment of in-lieu fees as authorized by the Quimby Act (Gov. Code 66477).

The Quimby Act permits the City to require, by ordinance, dedication of land and/or a fee for park and recreational purposes as a condition of approval of subdivision. All Quimby Act resources are needed to acquire and develop a system of neighborhood and district parks serving new development areas.

Greenstreets

Guiding Policies:

- M. Enhance the existing bicycle network, especially in the vicinity of UC Davis. Work with the University in improving access routes through campus to connect with the open space network.
- N. New streets that are designated as Greenstreets shall incorporate on-street bicycle lanes and grade separated sidewalks. Where appropriate, planting strips shall be provided for street trees between bicycle lanes and sidewalks on both sides of Greenstreets. Existing Greenstreets shall be evaluated for adequate tree canopies. Streets found to be lacking sufficient canopy shall be considered for street tree improvement programs.

City and Neighborhood Parks

Guiding Policies:

- O. Acquire and develop parkland that is sufficient to provide, where land is available, a neighborhood or district park within 3/8 mile and a district park within 1-1/2 miles of all dwelling units.
- P. Design and locate each new neighborhood park to serve as a visual amenity for the surrounding neighborhood.
- Q. Use planting schemes that increase habitat values, e.g. use plants known to attract desirable wildlife, in new parks developed within the City limits.
- R. Encourage the continued involvement of citizen groups in the planning, construction, and maintenance of park and recreation facilities.
- S. Strive for original and innovative park design, both in a functional and visual sense. Encourage the inclusion of park equipment designed by artists.
- T. Ensure that all city residents have access to recreation programs and facilities.
- U. Expand access to parks by developing facilities for night-time recreation in district parks.
- V. Protect and preserve existing natural habitat areas within parks and incorporate natural habitat areas into future city parks.
- W. Locate each new neighborhood park near the center of the neighborhood that it will serve.
- X. Do not allow land that is not suitable for building to be counted toward fulfilling parkland dedication requirements.
- Y. Provide adequate shade and wind protection in parks by using various landscaping techniques and constructed elements including:
 - Trees for shade and wind protection.
 - Fast- and slow-growing shade trees should be intermixed to provide shade in parks in the near term, as well as in the future. Tree

rows for wind protection also provide a visual screen that aesthetically enhances the park environment.

- Shade structures including arbors, lattice-work canopies, and trellises.
- Z. Develop standards for night-time activities and facilities, including lighting, that minimize impacts on surrounding residential areas.
- AA. Design parks to be accessible by pedestrians and a variety of transportation modes including car, bus, and bicycle.
- BB. Provide facilities within neighborhood parks that will meet the needs of nearby residents, as determined by the Neighborhood Park Planning Committee for that neighborhood.
- CC. Provide park facilities in District Parks that will meet the needs of specific-interest groups and of city residents as a whole.
- DD. Encourage the location of child-care facilities on or near park sites.
- EE. Coordinate recreation and child care programs with other City programs, such as arts and cultural programs.
- FF. As appropriate, incorporate short- and long-distance views in park design and planning.

Benches or walks that provide views of mountains, hills or fields greatly enhance the recreation experience.

- GG. The City shall preserve its existing parks as valuable open space. Prior to converting parkland to other uses, all feasible alternatives shall be considered.
- HH. A public campground should be located within the Davis Planning Area. This campground would be considered an urban campground and would be for the purpose of providing visitors to Davis a rustic alternative for overnight accommodations while enjoying the Davis environs on a short-term basis.

~~3.4 PARK AND RECREATION FACILITIES, PLANNING, AND DESIGN~~

~~3.5 GREENBELTS~~

Land within one mile of the landfill site is designated as Open Space for Public Health and Safety. The General Plan Map shows a "landfill-related use restrictions" designation for this area. Residential development within this area is prohibited due to public-health concerns, such as vectors, and because of odor. Airports also are prohibited in this area because of the hazard posed to aircraft by the large number of sea gulls that congregate in the area of the landfill.

Davis Greenbelt

Guiding Policy:

- A. In order to allow efficient cultivation, pest control, and harvesting methods to be employed on agricultural land, require those property owners wishing to develop to provide a buffer or other means of mitigating the adverse effects of urban development on adjoining agricultural land by dedicating land for the Davis Greenbelt.

Community Infrastructure

Guiding Policy:

- B. Treated waste-water, storm water discharge, and their related facilities should be utilized for Environmentally Sensitive Habitat Areas where appropriate and if environmentally sound.
- C. Community Infrastructure facilities may also serve as open space. Habitat values shall be considered when developing management plans for these areas.

CONSERVATION ELEMENT

Amend and add policies as follows:

6.1.A Preserve, enhance, and where feasible, restore and ~~protect~~ natural habitat areas.

6.1.B Where preservation of habitat is not feasible in new development, replacement of equal or greater value shall be required.

6.2.J ~~Preserve agricultural~~ Reserve lands adjacent to the Yolo Bypass, an important site on the Pacific Flyway for migratory waterfowl and other bird species, for the preservation and restoration of wildlife habitat and wetlands while maintaining compatible agriculture.

~~Causeway to preserve the habitat which is part of the Sacramento Valley flyway for migratory waterfowl and other bird species.~~

6.4.F ~~Evaluate and~~ Develop a program to encourage reuse of treated wastewater and other suitable drainage water.

Possible uses for treated wastewater include sheet flooding to create wetlands, the formation of a City groundwater aquifer recharge program or sale of treated wastewater for irrigation.

SAFETY ELEMENT

Amend policy as follows:

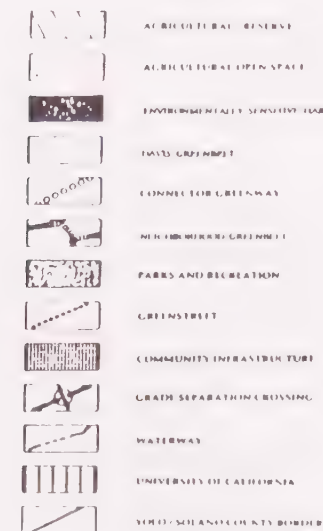
7.2.A Locate development outside of flood-prone areas unless mitigation of flood risk is assured.

Figure 11 shows flood-prone areas. Open Space Policy 3.2.B also provides for designation of lands below 25-foot elevation as flood plain and wildlife habitat to be maintained in agricultural use or as wildlife habitat.

a:OSE-TEXT

DRAFT PLAN

4167 1990



- 1 The open space designations are shown schematically. Actual dimensions will be determined on a project by project basis.
- 2 The Tolu Basin Wildlife Area to the east of Davis may contain compatible agriculture.



Figure 7A

East Davis Specific Plan
Ordinance # 3-89 (OPEN SPACE ELEMENT)

Exhibit C

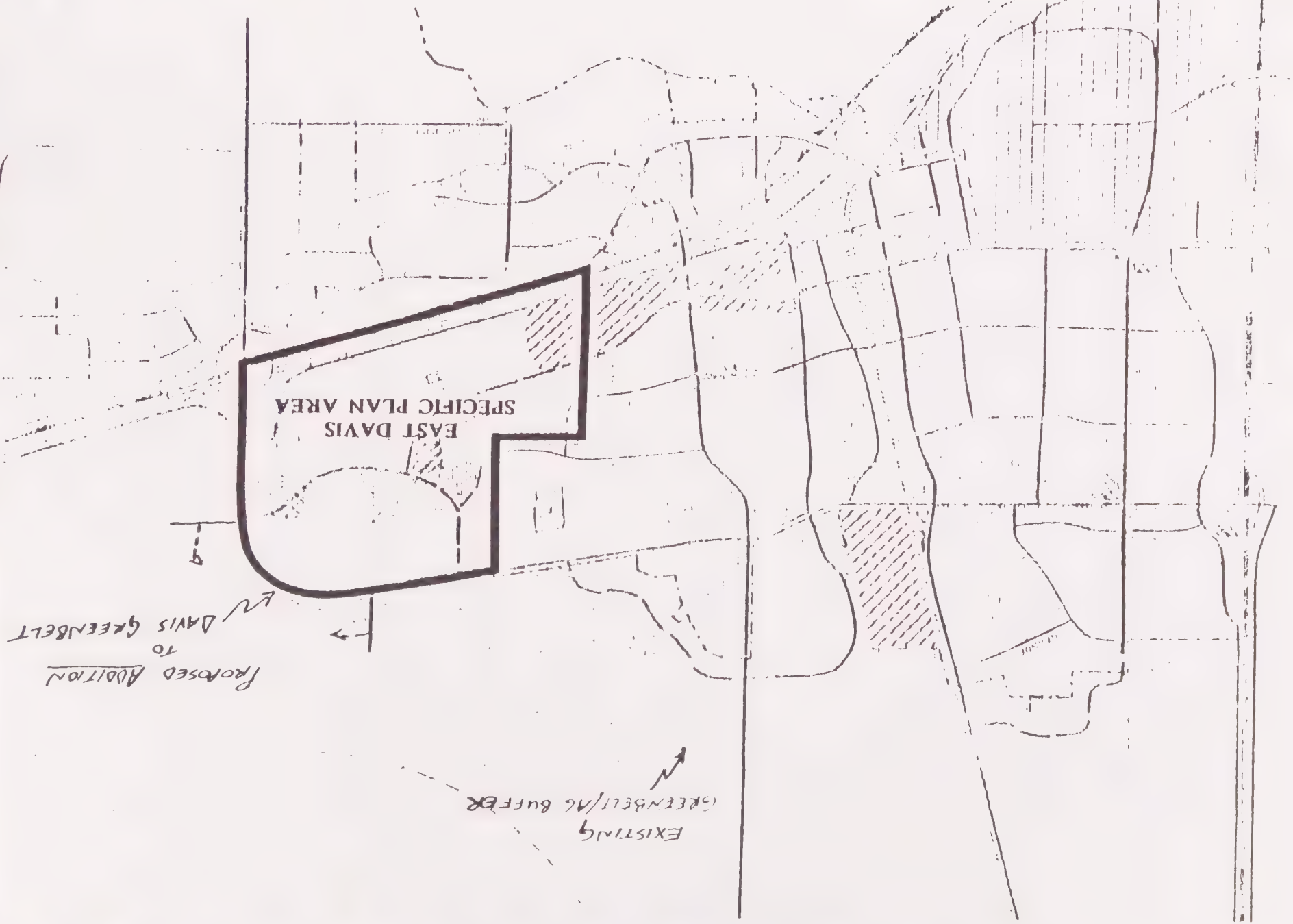
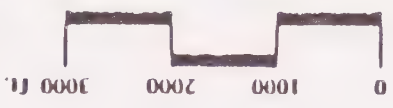


Figure 1-1 LOCATION DIAGRAM

A RESOLUTION AMENDING THE CITY OF DAVIS GENERAL PLAN LAND USE ELEMENT, OPEN SPACE ELEMENT, CONSERVATION ELEMENT, SAFETY ELEMENT, AND LAND USE MAP AS INDICATED IN EXHIBIT A.

WHEREAS, the City of Davis proposed in Amendment #7-89 to the General Plan to amend the Land Use Element, the Open Space Element, the Conservation Element, the Safety Element and the Land Use Map, prepared an Environmental Impact Report to address the impacts of the proposed amendments, and established a schedule of public hearings; and

WHEREAS, the Planning Commission of the City of Davis did, at its regular public meetings of May 15 and May 29, 1990, review and recommend approval to the City Council of the General Plan Amendment #7-89; and

WHEREAS, the City's Parks and Recreation Commission and Natural Resources Commission held a joint public hearing on May 23, 1990 accepted public testimony and made recommendations to the City Council on the Amendment and Environmental Impact Report; and

WHEREAS, the City Council of the City of Davis did, after giving legal public notice, at its regular meetings of June 20 and June 27, take public testimony and duly consider all information presented by its staff and the public.

NOW, THEREFORE, the City Council of the City of Davis does hereby resolve as follows:

Amend the General Plan as indicated above and in the attached Exhibit A pursuant to the following findings and amendments:

A. Findings

1. That Environmental Impact Report # 1-89 adequately addresses all potential environmental impacts associated with General Plan Amendment #7-89.
2. That the proposed amendments will continue to further the goals and objectives of the General Plan.
3. That the main purpose of the amendments is to revise the Open Space Element and that associated General Plan and Specific Plan policies and maps had to be amended and added in order to make them

consistent with the revised Open Space Element.

B. Amendments

1. The General Plan shall be amended as shown in Exhibit A and includes amendments to the Land Use Element, the Open Space Element, the Conservation Element, the Safety Element, and the Land Use Map

Resolution # -89 is hereby adopted by the Davis City Council on _____, 1990, by the following vote:

AYES:

NOES:

ABSENT:

MICHAEL N. CORBETT
Mayor

ATTEST:

ROBERT A. TRAVERSO
City Manager

RESOLUTION NO. - 89

A RESOLUTION AMENDING THE SOUTH DAVIS SPECIFIC PLAN SO THAT THE SOUTH DAVIS SPECIFIC PLAN MAP SHOWING "AGRICULTURAL BUFFER" WILL BE AMENDED TO INSTEAD SHOW "DAVIS GREENBELT" AND THE EXISTING AREAS WHERE NO AGRICULTURAL BUFFER IS SHOWN WILL HAVE "DAVIS GREENBELT" SHOWN.

WHEREAS, the City of Davis proposed in Amendment #2-89 to the South Davis Specific Plan to amend the South Davis Specific Plan Map as part of the revisions to the Open Space Element of the General Plan, prepared an Environmental Impact Report to address the impacts of the proposed amendments, and established a schedule of public hearings; and

WHEREAS, the Planning Commission of the City of Davis did, at its regular public meetings of May 15 and May 29, 1990, review and recommend approval to the City Council of the South Davis Specific Plan amendment #2-89 and;

WHEREAS, the City's Parks and Recreation Commission and Natural Resources Commission held a joint public hearing on May 23, 1990 accepted public testimony and made recommendations to the City Council on the Amendment and Environmental Impact Report; and

WHEREAS, the City Council of the City of Davis did, after giving legal public notice, at its regular meetings of June 20 and June 27, take public testimony and duly consider all information presented by its staff and the public.

NOW, THEREFORE, the City Council of the City of Davis does hereby resolve as follows:

Amend the South Davis Specific Plan as indicated above subject to the following findings and amendments:

A. Findings

1. That Environmental Impact Report # 1-89 adequately addresses all potential environmental impacts associated with South Davis Specific Plan Amendment #2-89.
2. That the proposed amendment will continue to further the goals and objectives of the South

Davis Specific Plan.

3. That the Davis Greenbelt designation being applied to the South Davis Specific Plan Map is consistent with and is the same designation being applied to the City's General Plan Map as part of the revisions to the City's Open Space Element (General Plan Amendment #7-89).

B. Amendments

1. The South Davis Specific Plan shall be modified as shown on the attached Map, Exhibit B

Resolution # -89 is hereby adopted by the Davis City Council on _____, 1990, by the following vote:

AYES:

NOES:

ABSENT:

MICHAEL N. CORBETT
Mayor

ATTEST:

ROBERT A. TRAVERSO
City Manager

A RESOLUTION AMENDING THE EAST DAVIS SPECIFIC PLAN SO THAT THE EAST DAVIS SPECIFIC PLAN MAP SHOWING "AGRICULTURAL BUFFER" WILL BE AMENDED TO INSTEAD SHOW "DAVIS GREENBELT" AND THE EXISTING AREAS WHERE NO AGRICULTURAL BUFFER IS SHOWN WILL HAVE "DAVIS GREENBELT" SHOWN.

WHEREAS, the City of Davis proposed in Amendment #3-89 to the East Davis Specific Plan to amend the East Davis Specific Plan Map as part of the revisions to the Open Space Element of the General Plan, prepared an Environmental Impact Report to address the impacts of the proposed amendments, and established a schedule of public hearings; and

WHEREAS, the Planning Commission of the City of Davis did, at its regular public meetings of May 15 and May 29, 1990, review and recommend approval to the City Council of the East Davis Specific Plan amendment #3-89; and

WHEREAS, the City's Parks and Recreation Commission and Natural Resources Commission held a joint public hearing on May 23, 1990 accepted public testimony and made recommendations to the City Council on the Amendment and Environmental Impact Report; and

WHEREAS, the City Council of the City of Davis did, after giving legal public notice, at its regular meetings of June 20 and June 27, take public testimony and duly consider all information presented by its staff and the public.

NOW, THEREFORE, the City Council of the City of Davis does hereby resolve as follows:

Amend the East Davis Specific Plan as indicated above subject to the following findings and amendments:

A. Findings

1. That Environmental Impact Report # 1-89 adequately addresses all potential environmental impacts associated with East Davis Specific Plan Amendment #3-89.
2. That the proposed amendment will continue to further the goals and objectives of the East Davis Specific Plan.
3. That the Davis Greenbelt designation being applied

to the East Davis Specific Plan Map is consistent with and is the same designation being applied to the City's General Plan Map as part of the revisions to the City's Open Space Element (General Plan Amendment #7-89).

B. Amendments

1. The East Davis Specific Plan shall be modified as shown on the attached Map, Exhibit C.

Resolution # -89 is hereby adopted by the Davis City Council on _____, 1990, by the following vote:

AYES:


NOES:

ABSENT:

MICHAEL N. CORBETT
Mayor

ATTEST:

ROBERT A. TRAVERSO
City Manager



Greenways Paths to the Future

By NOEL GROVE

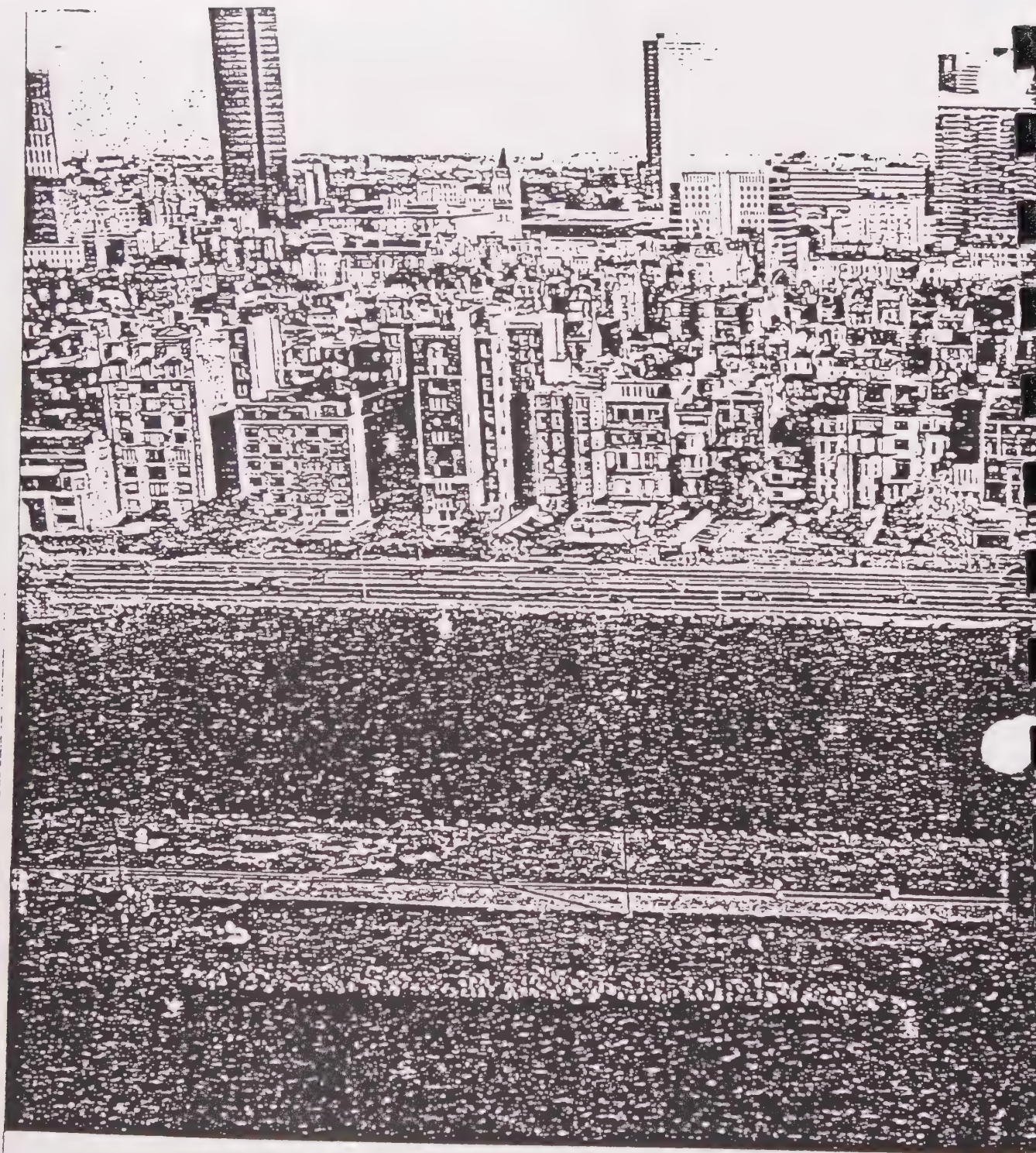
SENIOR ASSISTANT EDITOR

Photographs by

PHIL SCHERMEISTER

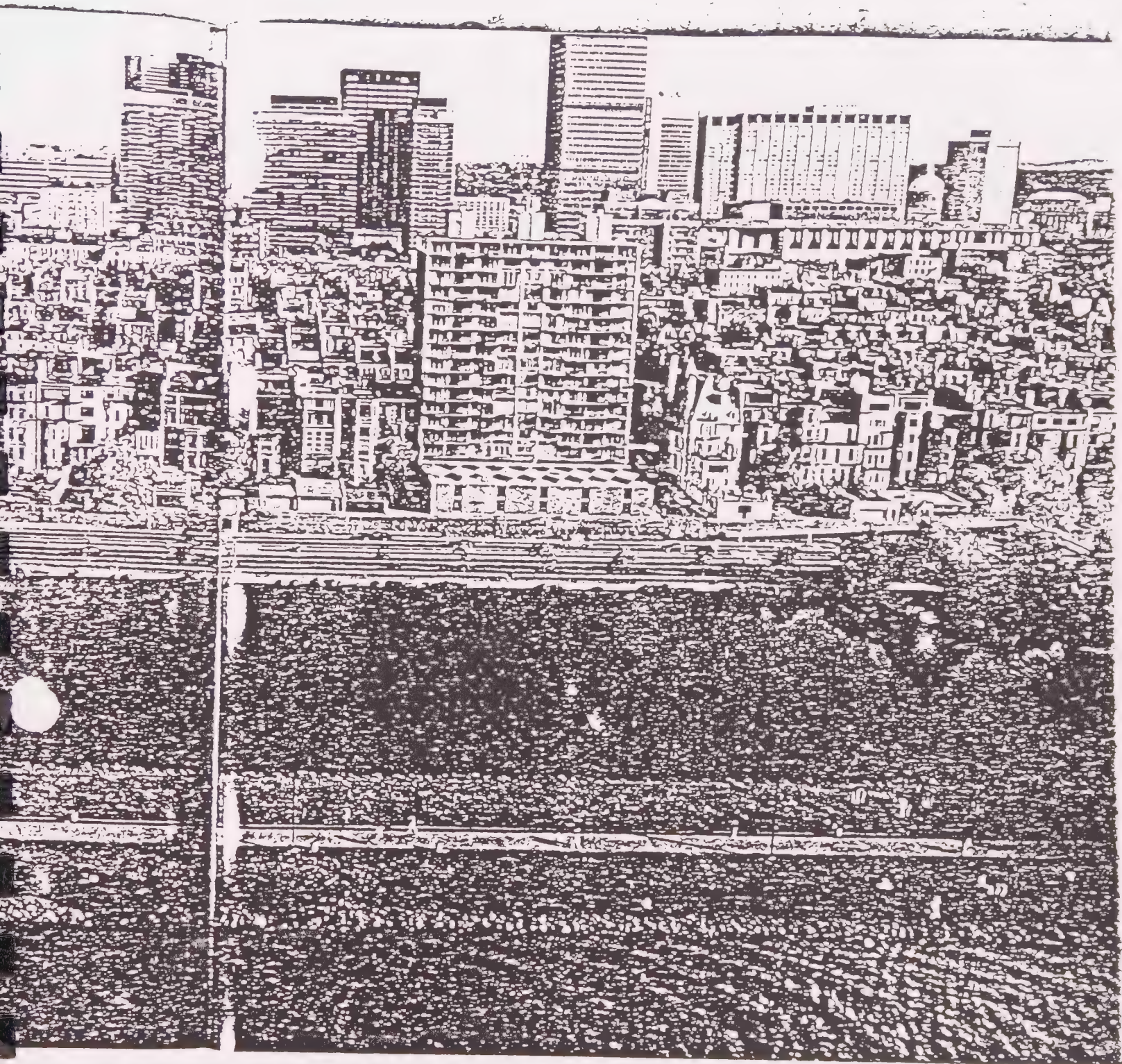
Verdant corridors are snaking across America, connecting parklands and inviting our urban population outdoors. Called greenways, they aim at improving recreation, aiding wildlife migration, and protecting scenic regions. The Chesapeake and Ohio Canal in Washington, D. C., where commuters are only a tree line away from bumper-to-bumper traffic, is a 19th-century artery become a 20th-century greenway.





LIKE MANY of his neighbors, Verne Zickuhr was skeptical about the path being built near his Iowa town. A local group called Heritage Trail, Inc., was turning an abandoned railroad line into a 26-mile hiking and biking route from Dubuque on the Mississippi River to Dyersville. Property owners next to the railroad said the land should belong to them and that a trail would bring vandalism by city tourists.

A retired mason known for principles as binding as mortar, "the kind of guy who made up his own mind," according to a friend, Verne Zickuhr went to see for himself. Beneath limestone



was skeptical
 town. A
 , was turning
 6-mile hiking
 the Mississippi
 railroad said the
 bring vandal-
 as mortar.
 ing to a
 limestone

bluffs he saw people pedaling, jogging, and walking in the countryside and passing through the hamlets of Durango and Graf.

"You know something," he told his wife when he returned home, "all those people were smiling."

Verne Zickuhr turned from trail opponent to one of its most diligent volunteers. When he died three years later, he was out manhandling railroad ties to shore up an eroding section of the trail. His son Doug would remember, "He died doing what he loved in a place he loved."

Affection for and commitment to the cause of natural corridors is growing in spirit and in fact all across the United States

A quick escape from downtown Boston, the two-mile-long Charles River Esplanade, here a man-made island, broadens into a shoreline mall where the Boston Pops performs summer concerts. The orchestra's late conductor Arthur Fiedler launched this tradition in 1929 even as the riverine park was being planned.



Whose land is it? Converting abandoned railroads to recreational trails has met both success and dogged opposition. Iowa's 53-mile-long Cedar Valley Nature Trail breaks at the McKinley family farm (facing page). The McKinleys claimed that the land should revert to them. The Iowa Supreme Court agreed. But a new law allows the land to be purchased by the state under eminent domain.

John Sam Williamson (above) stands against Missouri's proposed 200-mile-long "KATY trail." Two miles of the old Missouri-Kansas-Texas Railroad bisects the farm his family has worked since 1835. "Recreation shouldn't be at the expense of the landowner," he says. "This is where we make our living; this is our home."

Called greenways, these corridors link open spaces and tie an increasingly urbanized population to experiences in the outdoors.

A Florida greenway, for example, runs from Tallahassee to a national forest and on to a national wildlife refuge, passing three state parks and touching three small towns. That comes close to what Vermonter Anne Lusk calls an ideal greenway: one that ties together already existing outdoor opportunities. Lusk pictures such a greenway as a long, green python that has swallowed a litter of pigs.

A greenway and state park in Virginia, built on an old railroad bed, is only 50 to 150 feet wide but 57 miles long. It bloats python-like when it connects with other parklands, then narrows again when it passes through private farmland.

Maryland's Program Open Space has been buying land for 21 years. Early purchases were for parks and endangered wetlands, but now 75 percent are for greenways. Taking the idea even further, Maryland Governor William Donald Schaefer has just appointed a commission of developers, environmentalists, and government officials to inaugurate a statewide greenways program. It would be the first such in the nation.

A proposed circular 400-mile trail following ridgetops in the San Francisco Bay area would touch more than a hundred communities in nine counties, allowing millions to tap into a lofty, fresh-air experience. A footpath winding through the little town of Stowe, Vermont, to the countryside beyond is only five miles long, but making it helped tie a community together.

A“AMERICANS like to be on the move; we're not a people to go to a park and sit,” says Keith Hay, director of the nonprofit Conservation Fund's American Greenways program. “Besides, land is expensive and less available now, which makes it hard to set aside blocks for parks.”

“The word is really a combination of ‘greenbelt’ and ‘parkway,’ taking the better part of each,” says Charles E. Little, author of a forthcoming book on the subject. “Of course, trails and green swaths have been set aside in the past. But the current trend of building these linear, connecting devices that get us out of our cars and into the landscape is a remarkable, citizen-led movement. I estimate about 500 individual projects are under way in the U. S.”

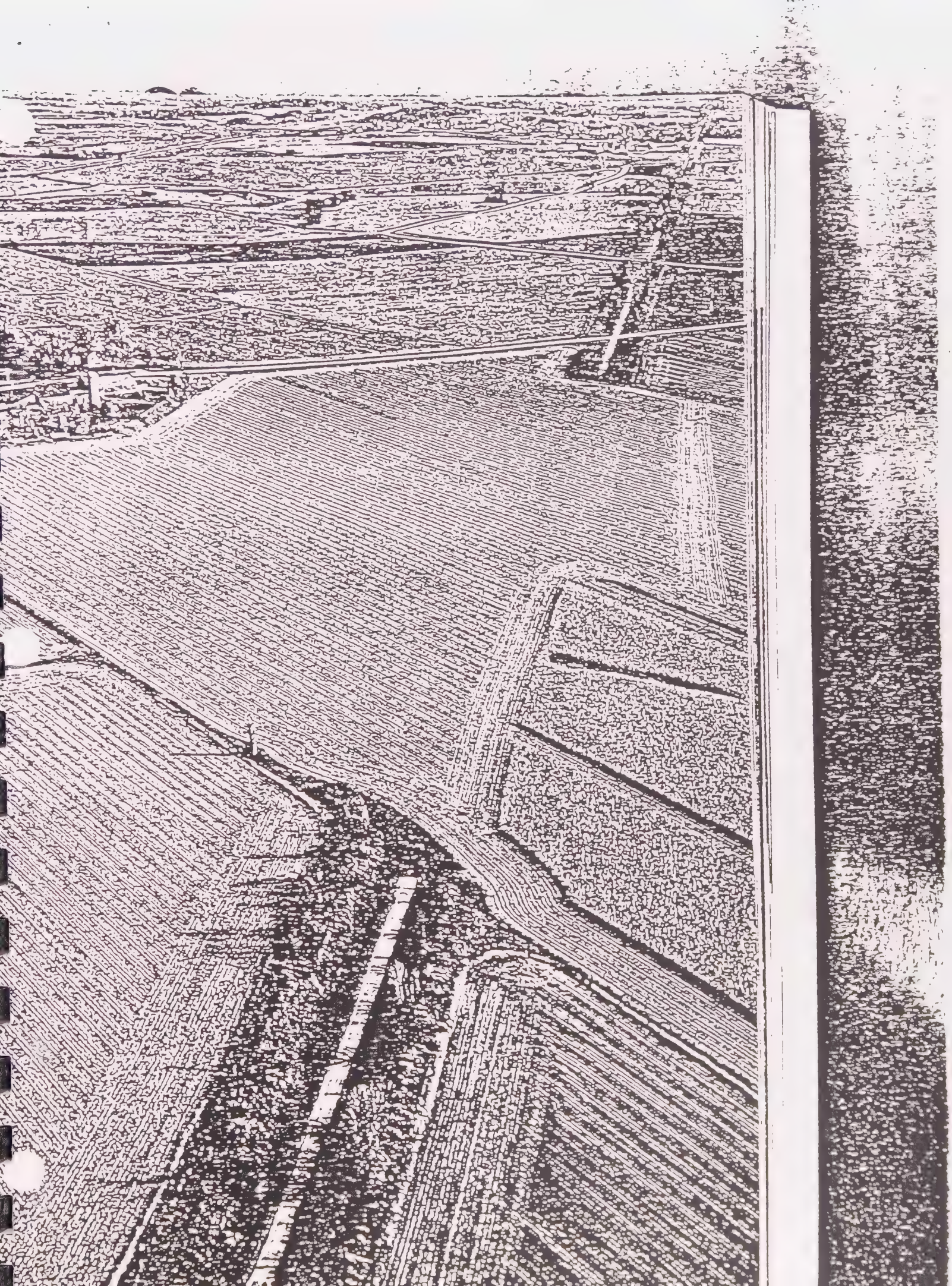
Greenways may be as elaborate as a hiking-biking-riding route, but they can also be as simple and natural—and ecologically important—as a stretch of stream bank left wild.

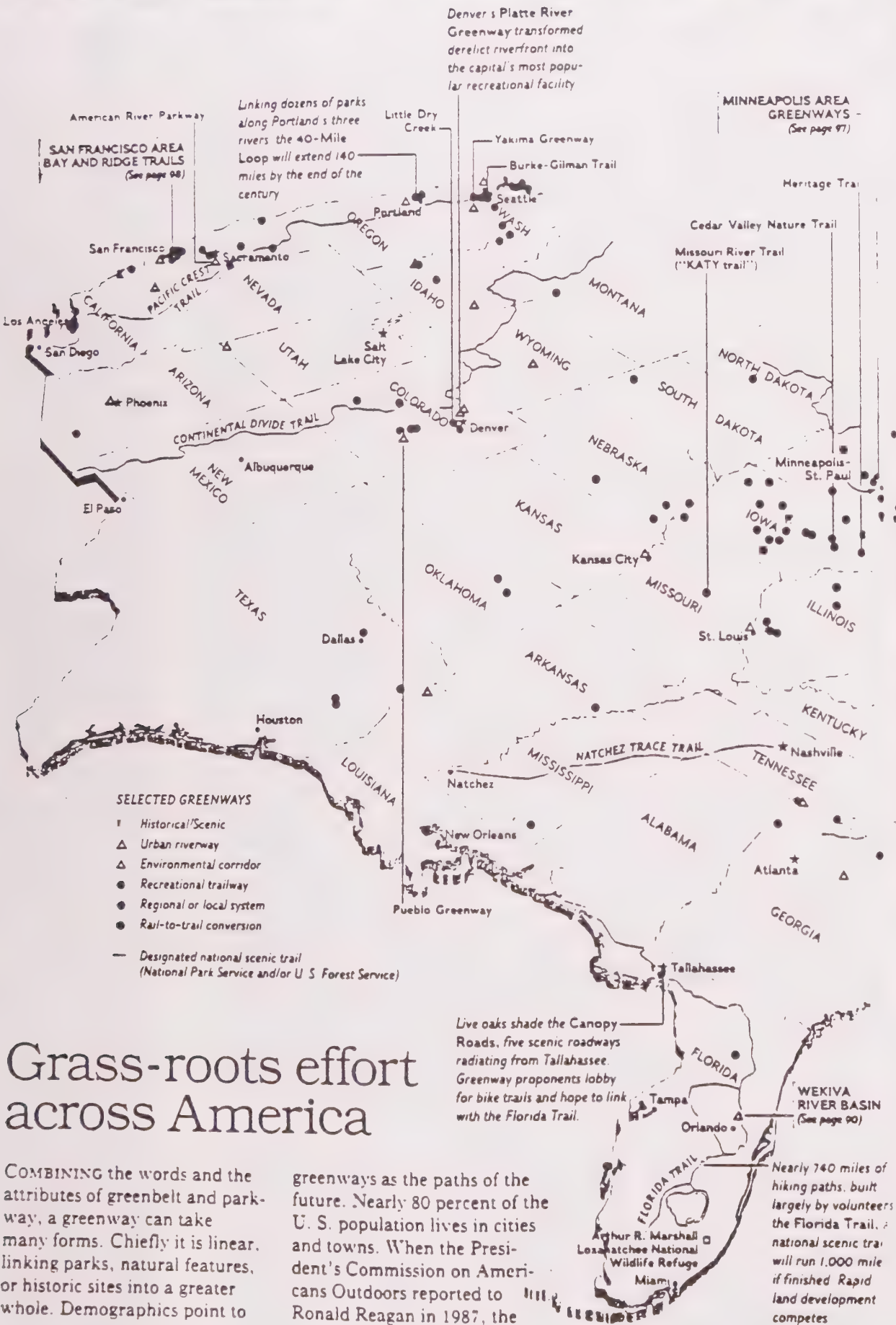
“Recreation is nice, but it's near the bottom of my list of reasons why we should have corridors of natural land,” Richard T. T. Forman, a landscape ecologist at Harvard University, told me as we wandered near my home in rural Virginia. As we walked, Forman rearranged my view of the landscape.

“See the tree line along that creek?” he said, pointing. “Deer and other wildlife can move along it from this patch of woods to that one on the other side of the field between them.”

“See that rough fence line? Trim away the shrubs and brush and you cut bird diversity by two-thirds.”

“These natural corridors filter water runoff before it enters our streams, protect biotic diversity, preserve woodland habitat.





Grass-roots effort across America

COMBINING the words and the attributes of greenbelt and parkway, a greenway can take many forms. Chiefly it is linear, linking parks, natural features, or historic sites into a greater whole. Demographics point to

greenways as the paths of the future. Nearly 80 percent of the U. S. population lives in cities and towns. When the President's Commission on Americans Outdoors reported to Ronald Reagan in 1987, the

"America today is for everything," worried Flink, part of a volunteer team gathered to revitalize French Broad River in North Carolina. The landscape architect spoke in greenways, believing "let us slow down and neighbors, and give us to be more human."

Elroy-Sparta State Park Trail

A journey through history the Illinois and Michigan Canal

Heritage Corridor links Chicago Indian sites, prairie and factory towns from the 19th-century heyday

ICE AGE TRAIL

WISCONSIN

LAKE SUPERIOR

LAKE MICHIGAN

CHICAGO

INDIANA

OHIO

APPALACHIAN TRAIL

ASHEVILLE

NORTH CAROLINA

SOUTH CAROLINA

FLORIDA TRAIL

WEKIVA RIVER BASIN (See page 90)

Nearly 740 miles of hiking paths, built largely by volunteers the Florida Trail, a national scenic trail will run 1,000 miles if finished Rapid land development competes

Live oaks shade the Canopy Roads, five scenic roadways radiating from Tallahassee. Greenway proponents lobby for bike trails and hope to link with the Florida Trail.

Tallahassee

FLORIDA

ORLANDO

TAMPA

MIAMI

LOZACHATCHEE NATIONAL WILDLIFE REFUGE

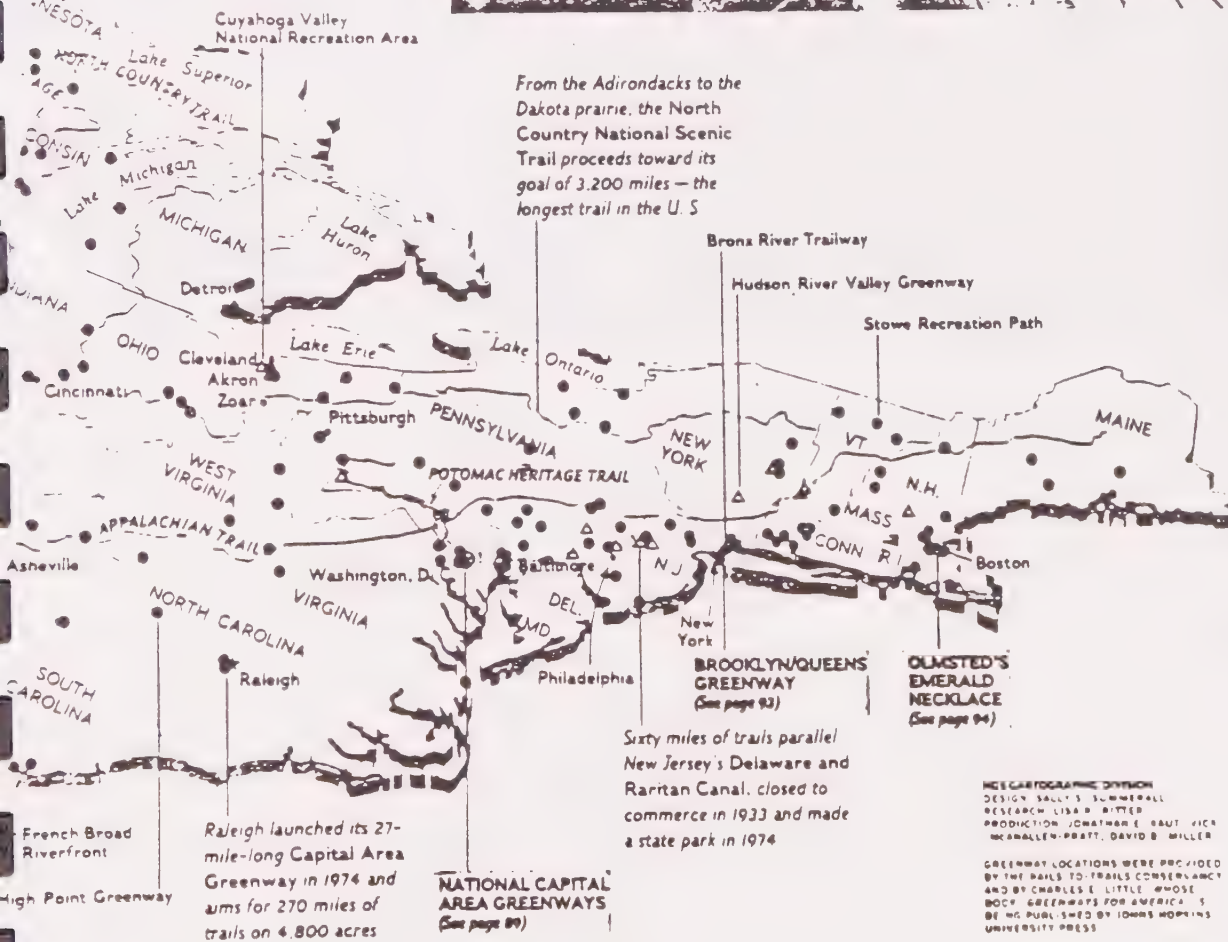
ARTHUR R. MARSHALL

greatest need cited recreational facilities of Urbanization has ro land and oft expensive to st But corridors such and streams and ol

America today is fast food, fast everything," worries Chuck Link, part of a volunteer design team gathered to revive the French Broad River in Asheville, North Carolina. The Raleigh landscape architect specializes in greenways, believing they "let us slow down and greet our neighbors, and give us a chance to be more human."

Nov-Sparta State
Ark Trail

A journey through history: the 120-mile Illinois and Michigan Canal National Heritage Corridor links downtown Chicago, Indian sites, prairie preserves and factory towns from the canal's 19th-century heyday.



greatest need cited was for recreational facilities close to home. Urbanization has reduced open land and often made it too expensive to set aside for parks. But corridors such as rivers and streams and old canals and

railbeds lend themselves to renewal as greenways. The commission championed the greenway solution and advised community-level planning. But even before the committee's report, greenways had

been a citizen-led movement. In a recent development the American Gas Foundation is considering running greenways over pipeline rights-of-way—bringing a national greenway network closer to reality.

A drainage ditch in 1981 (below), centerpiece of a mile-long park in 1989 (right), Little Dry Creek in Englewood, Colorado, epitomizes the potential of an urban greenway. In planning a revitalization of its business district, downstream from these photographs, the Denver suburb discovered that damage from catastrophic flooding of the creek could cost 14 million

dollars. A private company, McLaughlin Water Engineers, Ltd., was "challenged to build a flood-control project that doesn't look like one," recalls project engineer John Pflaum. Their award-winning design created more than 20 acres of parkland. The grass helps slow water during infrequent floods, and the bike trail doubles as a maintenance road.



McLAUGHLIN WATER ENGINEERS, LTD.



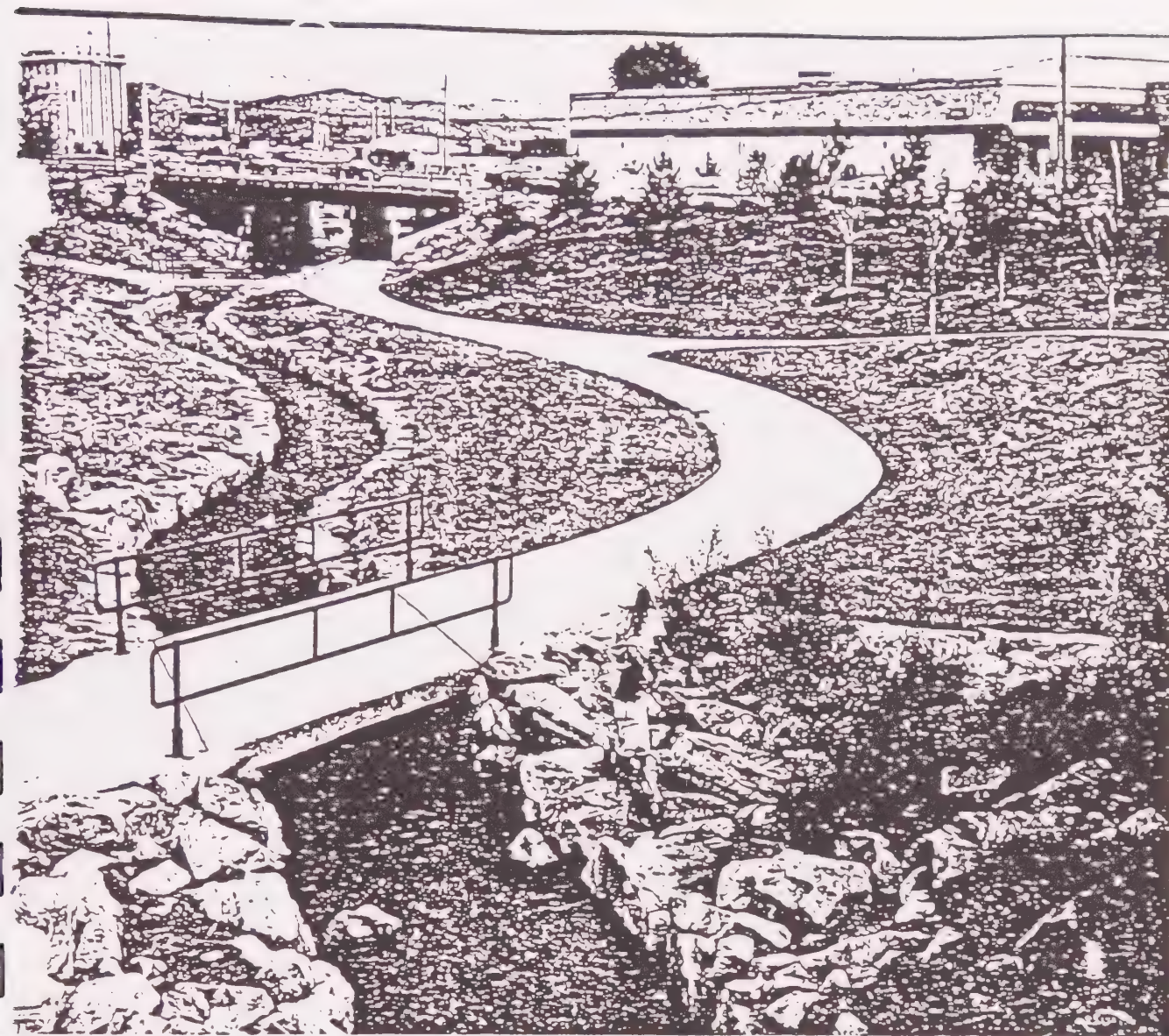
even act as air filters when agricultural chemicals blow across the land during application.

"They interrupt the monotony of strip development and tie neighborhoods together. And migration through these corridors may be our best hedge against species extinction from global climate change. You don't need people walking on greenways to make them useful."

SOMETIMES ANIMALS NEED GREENWAYS more than people do. Florida has the second largest national wildlife refuge east of the Mississippi River, but even 150,000-acre Loxahatchee is too confining for the endangered Florida panther, of which as few as 30 survive.

"An adult male needs 300 square miles to call his own, and he'll kill young males he runs across," said Larry Harris, of the wildlife sciences department at the University of Florida at Gainesville. "So there have to be ways for them to disperse. They don't like crossing developed areas, and road kills account for 45 percent of their losses over the past decade."

Panthers have been reported in 55,000-acre J. W. Corbett Wildlife Management Area five miles north of Loxahatchee. To



the south lie 2.5 million more protected wild acres. How much private land would it take to tie all this together? Just 15,000 acres of greenway would give the endangered cats access to it all.

"It's not just panthers that need safe linkage," added Harris. "Nine Florida black bears—a subspecies—were killed on State Road 46 near Orlando in one three-month period."

The road bisects 20,000 acres of Florida-owned habitat, which development in the fastest growing U. S. state threatens to cut off from 430,000-acre Ocala National Forest. If that happens, the news for bears can only get worse.

"All we've got are pieces of a puzzle," said Wekiva River Aquatic Preserve manager Deborah Shelley, pointing on a wall map to other state and federal lands near the Wekiva. "They work now because the pieces are still connected by stocklands."

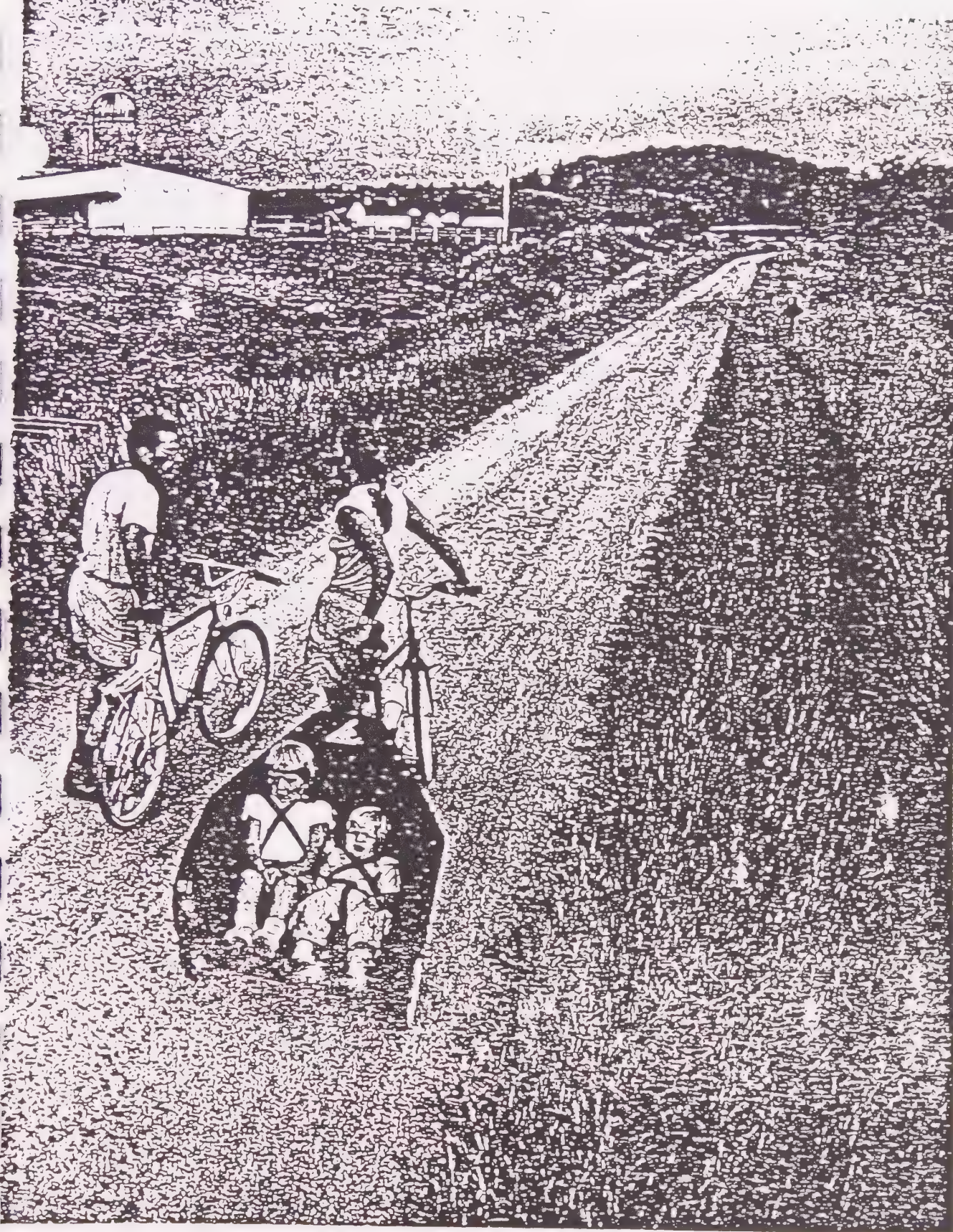
"Isolate Wekiva forests with more houses and highways, and you lose the black bear and other wildlife. You end up with urban species like possums and raccoons."

And, of course, people. Advocates of greenways for people like to think of a national system that might connect in a giant spiderweb across the United States.

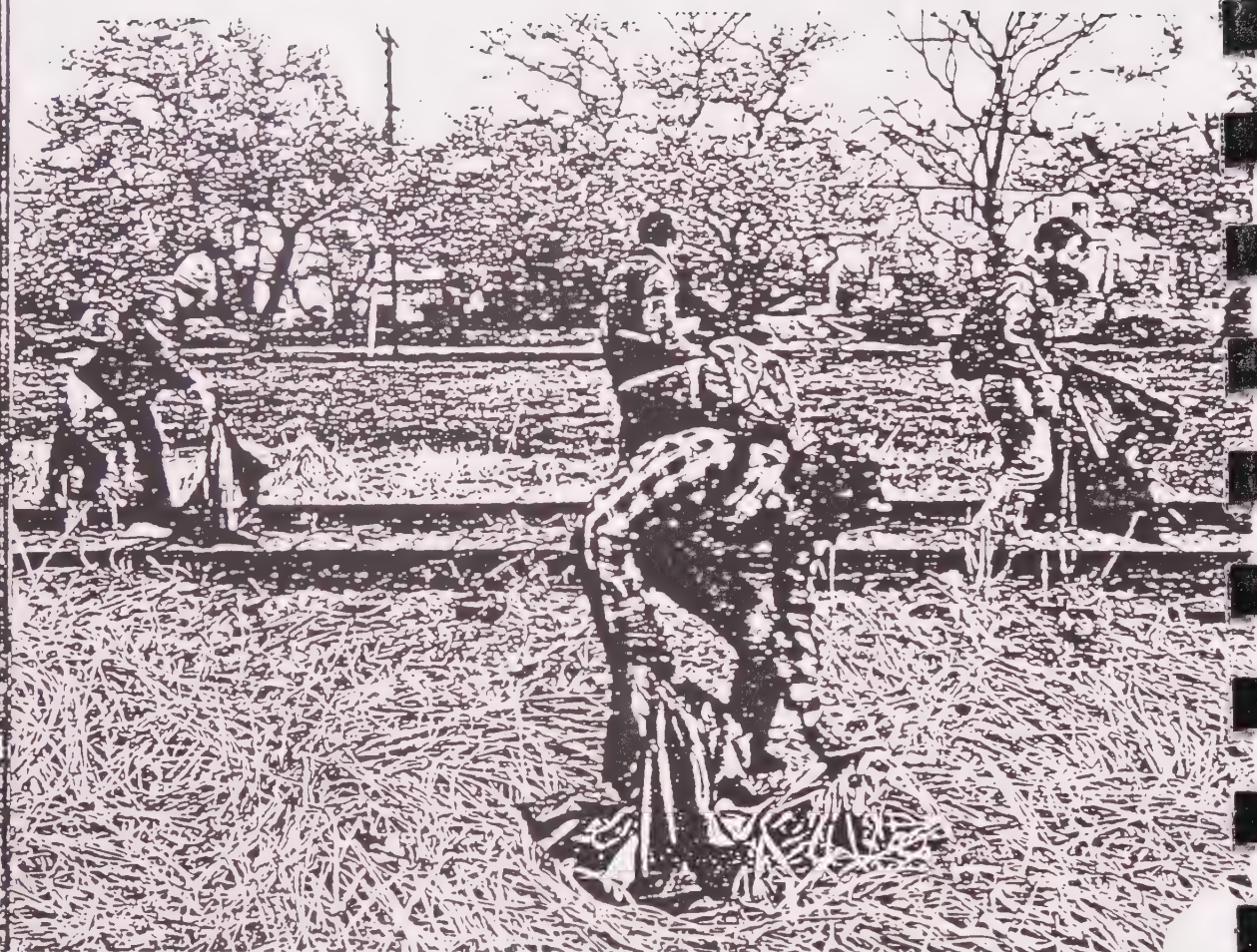
"It's not likely that many people will take off and walk



One of the first rails-to-trails conversions in the United States, the 1967 Elroy-Spartan State Park Trail crosses 32 miles of dairy country in southwestern Wisconsin. Adjacent farmers initially feared vandalism, but "their fears have been unfounded."



says Jim Moorhead, a state park ranger who works the trail and also relaxes there with his wife, Barbara, and their daughters. Nationally, 250 such trails now cover 3,100 miles—equivalent to the railroad mileage being abandoned each year.



MAR A STENZEL, NATIONAL GEOGRAPHIC

around the country," said Hooper Brooks of New York's Regional Plan Association. "But having a frontier, an ultimate challenge, is part of the American psyche. A connected, unending system of greenways can create a recreational frontier."

Greenways may be a new frontier in outdoor recreation and ecology, but they are not a new idea. More than a century ago landscape architect Frederick Law Olmsted designed parks and pathways all over the United States that created a sense of urban wilderness.

In Portland, Oregon, public enthusiasm swept the dust off an Olmsted greenway plan now 85 years old.

To help the city gussy up for the 1905 Lewis and Clark Exposition, Olmsted's sons designed a system of parks, trails, and boulevards tying together high ridges with the plains of the Columbia River. Portland built some of the parks in the 40-Mile Loop but not the trail system, despite the architects' suggestion that "a connected system . . . is manifestly far more complete and useful than a series of isolated parks."

When demands for more open space escalated in the early 1980s, citizens formed a 40-Mile Loop Land Trust to revive the Olmsted plan. The result is an interesting mix of volunteerism, political leverage, and scavenging.

"We determine where we'd like the trails, scout the routes, talk to landowners, and get some land donations," said Al

Edelman, former president of the land trust, as we stood atop Marquam Hill overlooking the city.

"A lot of the technical work—route marking, mapping, engineering—is done by volunteers. A summer-employment program for young people provided manpower for actual trail making, supervised by city and state employees. When we need to spend some real money, we go to the city, and since what we are suggesting benefits the public, the city usually provides it."

Housing has crept up the steep slopes of forested Marquam Hill, but there are still ravines too precarious, too flood prone to build on. Through one of them runs the Marquam Nature Trail, insulated from urban sounds by vine maples and Douglas fir. Peering through foliage, I could sometimes see the backs of houses, their leggy supports anchored in the hillside.

I knocked at the door of one.

"The trail played a part in our deciding to buy this house," said Marty Eichinger, a recent arrival in Portland with his wife and a small child. "Within a few minutes of walking on it, you feel as if you are in a forest, even though you're only five minutes from downtown."

Such aesthetic benefits are becoming evident to real estate agents. A Seattle study showed that property sold faster when it faced a recreation corridor.

THE GREENWAYS MOVEMENT has had many roots. One was the passage of a one-cent tax on gasoline in 1964 that gave Wisconsin millions of dollars to buy open space. Landscape architect Phil Lewis was hired to inventory the possibilities.

"I found that 90 percent of the areas with outstanding natural and cultural features were around water, wetlands, and steep topography," Lewis said. "I referred to them as environmental corridors. Sometimes, just for fun, I called them 'E-ways,' for environment, ecology, education, and exercise. For a while the state bought them at the rate of 33,000 acres a year."

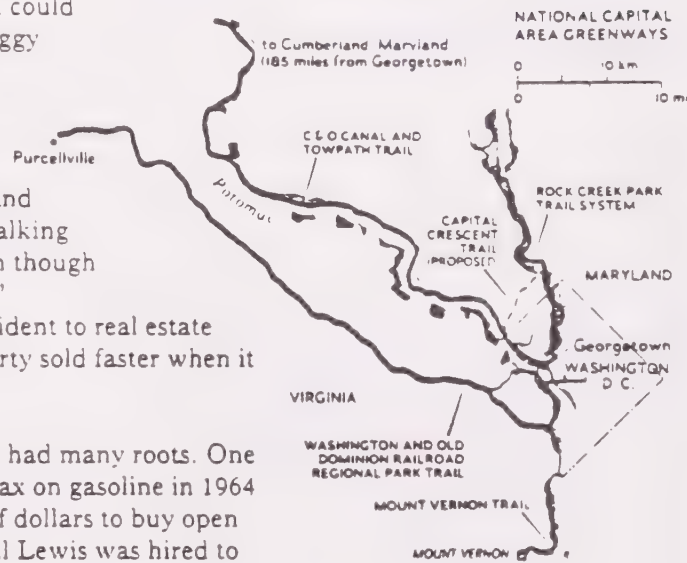
Wisconsin's program for acquiring green corridors for bike paths, canoe trails, or merely scenic values became a model for other states to follow. Also, a mounting interest in outdoor activities nationwide spurred trail construction in the 1970s.

But it was the President's Commission on Americans Outdoors (PCAO), appointed by Ronald Reagan in 1985, that brought the word "greenway" into common usage and spread the trail-and corridor-making fever.

In hearings across the country the PCAO heard a clamor for more recreation facilities closer to home. The answer it recommended was a system of recreational corridors that citizens could enter and use wherever it was convenient to them.

"We can tie this country together with threads of green that everywhere grant us access to the natural world," the commission concluded in a report.

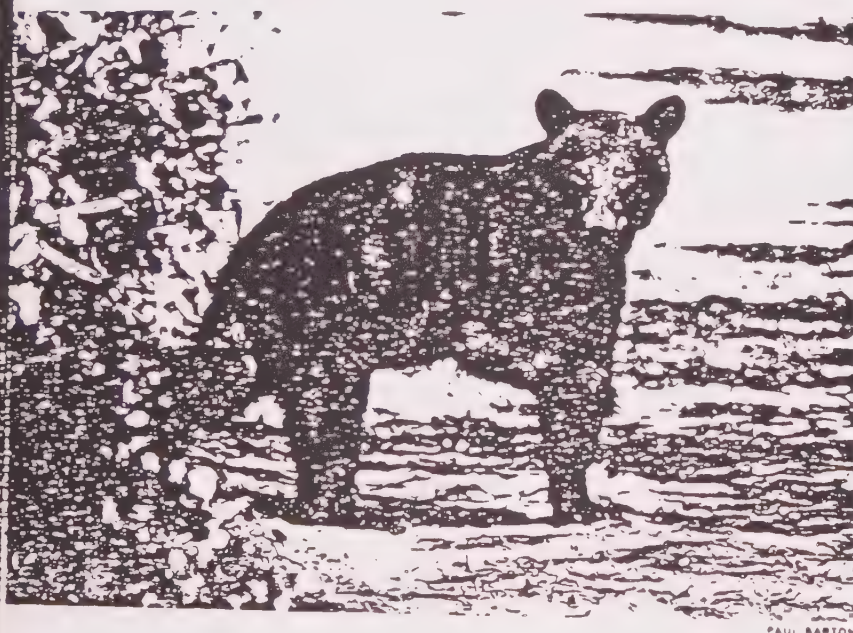
With the federal government operating in deficits of billions, the PCAO suggested that the initiative be taken by the communities themselves. Local action, said chairman Lamar Alexander,



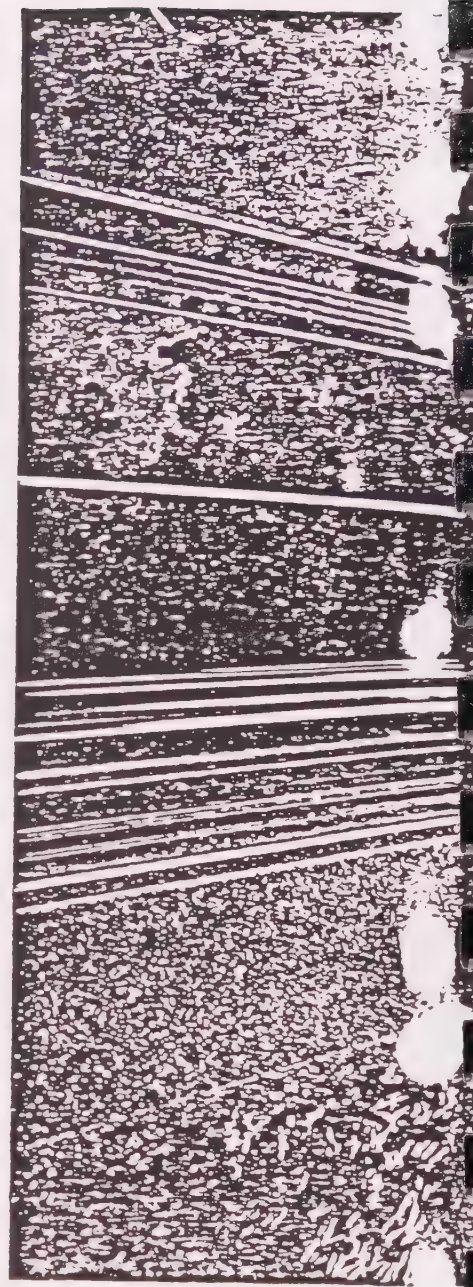
Lobbying with their feet, members of the Coalition for the Capital Crescent Trail keep this abandoned rail line clean "so people can see it as parkland, not wasteland," says Chris Brown, center. The spur runs 11 miles through Washington, D. C., and Maryland. A million people a year use a former Virginia railbed, now the Washington and Old Dominion Trail (map), and Capital Crescent Trail proponents expect similar numbers. Money and bureaucracy present hurdles, but, notes Brown, "assembling a trail here from scratch would be impossible."



"You can't just create a park and assume its animals are protected," says Florida state biologist Jennifer McMurtry. "You've got to guarantee safe passage for them to roam." Greenways are planned to link wildlife reserves along central Florida's Wekiva River Basin (map) as encroaching development threatens animals with genetic isolation and loss of habitat. Leading cause of death for the threatened Florida black bear, vehicles killed 42 in 1989. Warning signs on State Road 46 near Orlando alert motorists.



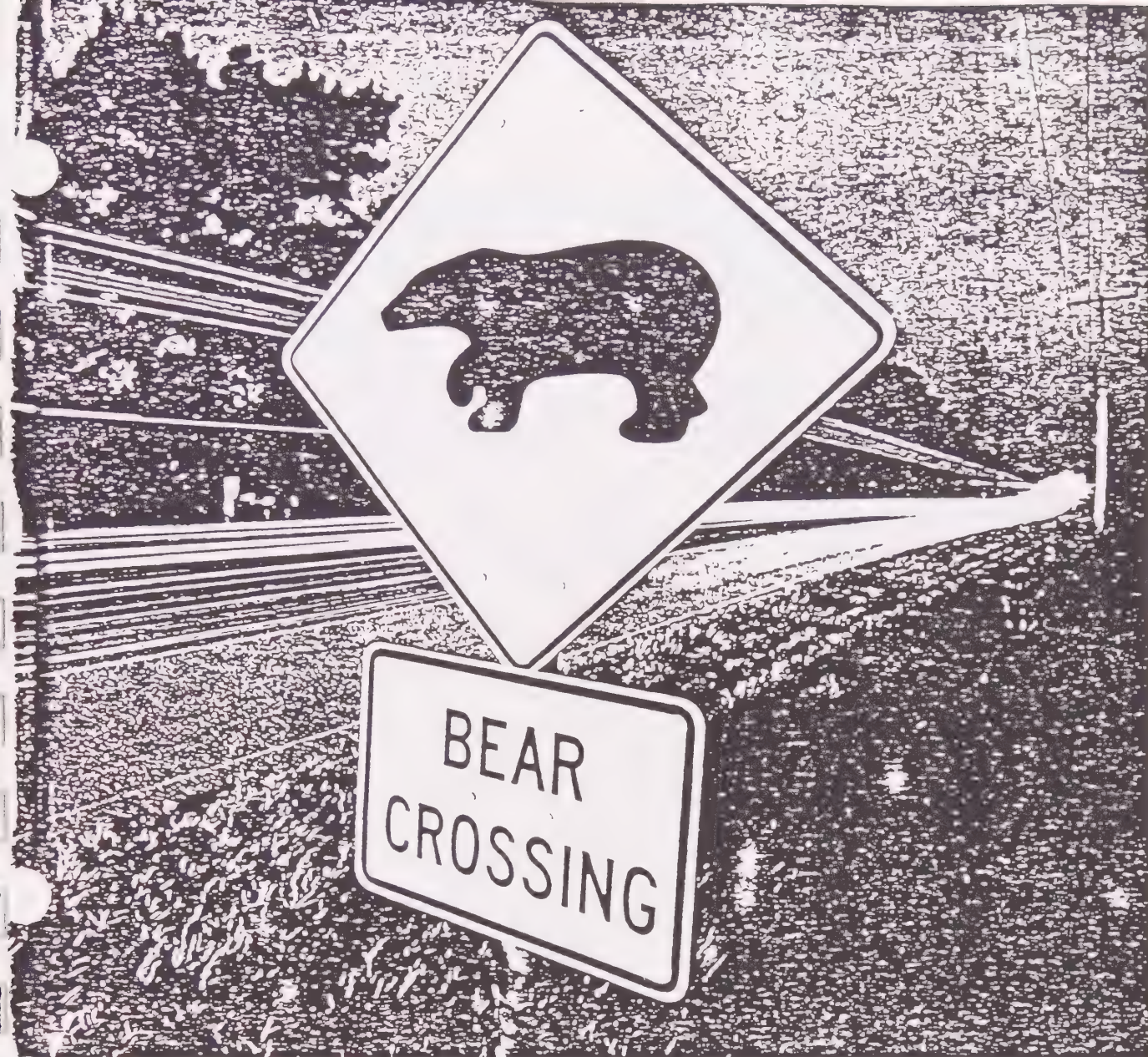
PAUL BARTON



then Governor of Tennessee, could cause greenways and other parklands to sweep across the country like a prairie fire. Now a nationwide system may be closer than PCAO dreamed. The American Gas Foundation is currently studying the possibility of allowing its continental network of pipeline rights-of-way to be used for greenways.

In 1981 Anne Lusk lit her own prairie fire in Stowe, Vermont. After the vigorous mother of two helped save an old schoolhouse from destruction, she threw herself into getting a recreation path built through and around the mountain-framed ski town. "The community really got behind it," she said, leading me along the winding grass-lined asphalt ribbon at a pace that almost matched her words. "Thirty-two landowners agreed to let the path run through their property. Almost half the \$680,000 cost came from local donations; the rest was federal money."

"People are different on a path," she said as we thumped over a bridge spanning a brook and headed through a park, down the



final stretch to a church. "On a town sidewalk strangers may make eye contact, but that's all. On a path like this they smile, say hello, and pet one another's dogs. I think every community in America should have a greenway."

NOT EVERYONE AGREES. Many midwestern farmers struggling with high operating costs and low crop prices have watched angrily as rail lines crossing their land are turned into walkways used mostly by urbanites. "I get my exercise by working," grumbled a sunburned corn grower.

Some 3,000 miles of railroad tracks go out of service every year in the United States, their transportation replaced by trucking. A four-year-old organization called the Rails-to-Trails Conservancy is urging their conversion to recreation corridors. Of perhaps 150,000 total miles of rail lines abandoned so far, some 3,100 miles in 35 states have become trails.



Farmers argue that land taken for railroads in the past century should revert to them when the trains stop. Trail makers cite 1983 federal legislation suggesting that rights-of-way be "banked" in case fuel costs some day drive us back to trains. The U. S. Supreme Court recently decided that banking the rights-of-way as trails was constitutional.

In Iowa, Tom Neenan felt the heat of opposition when he helped convert an old electric rail line to a hike-and-bike path from Cedar Rapids to Waterloo. "Adjacent landowners said it would attract vandals who would damage their land, shoot the livestock, rape their daughters," said the white-haired former homebuilder, amazement still on his face in the telling.

"The landowners burned a railroad trestle, defoliated trees, and buried boards in the trail with nails sticking up. In fact, the only violence so far has been done by the people who said they were worried about the trail attracting a rough crowd."

The land was finally purchased through private donations and developed largely by volunteers.

My foray on the proposed 200-mile rail-to-trail conversion west of St. Louis—the "KATY trail," for the Missouri-Kansas-Texas Railroad—ended at a fence built by an angry landowner.

"We know 99 percent of the people using it will be good people," said another trail opponent, John Sam William, who farms near Columbia, Missouri. "But one percent may be

ad. On the trail in Columbia a woman was murdered, and they've had some robberies too. Our objection is the way they took the land, but we have some personal concerns as well."

Studies indicate that trails are no less secure than other areas of human use and cause no increase in crime. Seattle law officers pointed out that problems in park areas are usually related to easy automobile access, which is not available on that city's Burke-Gilman Trail. A long-term study of the Appalachian Trail, which passes through both rural areas and small towns, revealed impressively low crime statistics considering the volume of people who use the facility.

"If a corridor runs through a city, you've got to remember you're still in a city," I was told by city planner Bob Mosher in path-conscious Raleigh, North Carolina.

"Our statistics indicate you're probably safer on a greenway than in most areas. People with a criminal mind-set don't usually frequent places like that."

GREENWAYS in New York City? A two-tour Vietnam veteran has already mapped one. "Not many people realize that New York has 40,000 acres of parks, and a greenway is a way of pulling them all together," said Tom Fox, a Brooklynite who calls himself an open-space hustler. "Besides, there are tremendous cultural opportunities along the way. I love the diversity in this city."

Following sidewalks, existing bike paths, and streets when necessary, Fox mapped a 40-mile bike route from Brooklyn's Coney Island to Queens' Fort Totten. We began at Coney Island and were soon riding on the wide sidewalk along Ocean Parkway heading north, Fox a rolling monologue of local highlights.

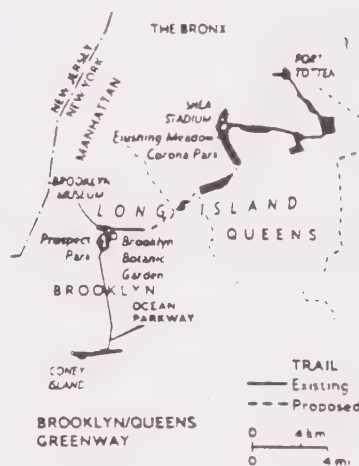
"See the Russian restaurants? This area is popular with Russian émigrés. . . iron grillwork, we've entered an Italian neighborhood. . . now Jewish temples. . . here's Prospect Park! Olmsted considered it his best combination of woods, water, and a meadow more than a mile long. . . let's stop for a walk through the Brooklyn Botanic Garden. . ."

Our passage through a down-at-the-heel neighborhood with boarded-up windows and bored-looking residents only added to his optimism: "A greenway allows these people to get out to other areas, just as it allows us to get into theirs," he insisted.

Decaying urban neighborhoods are actually aiding creation of useful open space in New York and other cities. Across town in the Bronx, Rob Feder of the Trust for Public Land (TPL) walked me through vacant lots covered with weeds and trash.

"During fiscal crises in the 1970s a lot of property reverted to the city through tax foreclosures," he said. "These areas will come back some day," he added, as we crunched over broken glass and dried dog scat. "As development pressures mount, we are working with other groups to preserve green oases for people to enjoy. They make a city livable."

TPL is also aiding in the creation of the Bronx River Trailway, a recreational use of now derelict stretches of waterfront. Nationwide, the organization helps form local land trusts to purchase open space. In Ohio, for example, TPL is helping an effort to tie together the cities of Cleveland and Akron with a

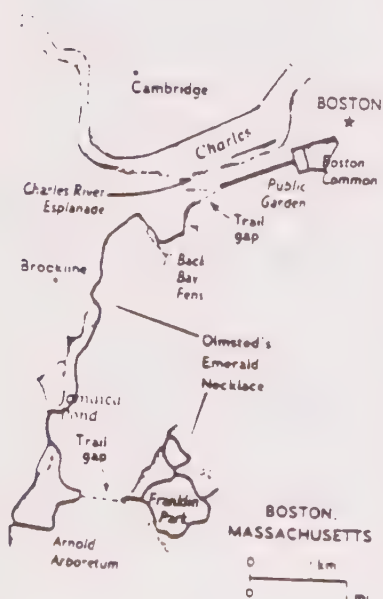


Courting attention, young Brooklynites stroll Ocean Parkway on the Jewish Sabbath. Famed landscape architect Frederick Law Olmsted, considered the father of greenways, designed this "shaded pleasure drive" in the 1860s as an approach to his new creation, 526-acre Prospect Park. Extending his vision, the Brooklyn/Queens Greenway (map) will cross Long Island by 1995, joining 13 parks and such landmarks as Shea Stadium and the Brooklyn Museum.

For further information on greenway development write:
AMERICAN GREENWAYS
1800 North Kent Street
Suite 1120
Arlington, Virginia 22209



Bathing alfresco, Gabino Martinez-Paz soaps up in his garden plot in Boston's Back Bay Fens (facing page). A legacy of World War II, the Fenway Victory Gardens thrive in this park "created from foul tidal flats" by architect Olmsted. The Fens are one jewel in the eight-mile-long Emerald Necklace he designed for the city in the 1870s and 1880s (map).



greenway, doing for recreation what was once done for in

In the early 19th century the Ohio and Erie Canal allowed boat commerce from Lake Erie to the Ohio River. Cleveland and Akron grew up by the canal, which was abandoned in 1913. The Cuyahoga Valley National Recreation Area was opened between the cities in 1974, totaling some 33,000 wooded acres along 22 miles.

Now a citizens movement led by TPL and the National Park Service wants to tie the recreation area from Cleveland to Akron and 30 miles beyond to the historical village of Zoar. The corridor would include foot-and-bike trails, picnic stops, a pioneer farm and village, and steam engine service, all allowing users to enjoy the outdoors while learning the history of the region. Using donated funds and land trusts, a coalition of citizens, businesses, governments, and organizations hopes to negotiate land purchases into a 60-mile greenway rich in scenery and culture.

PERHAPS NOTHING better reflects the mounting interest in greenways than the earmarking of government funds for their construction. California's Proposition 70, passed in 1988, provides three-quarters of a billion dollars for parks and recreation. Only five million dollars is tagged specifically for trails, but another 120 million goes to local communities for open-space projects, including greenways.

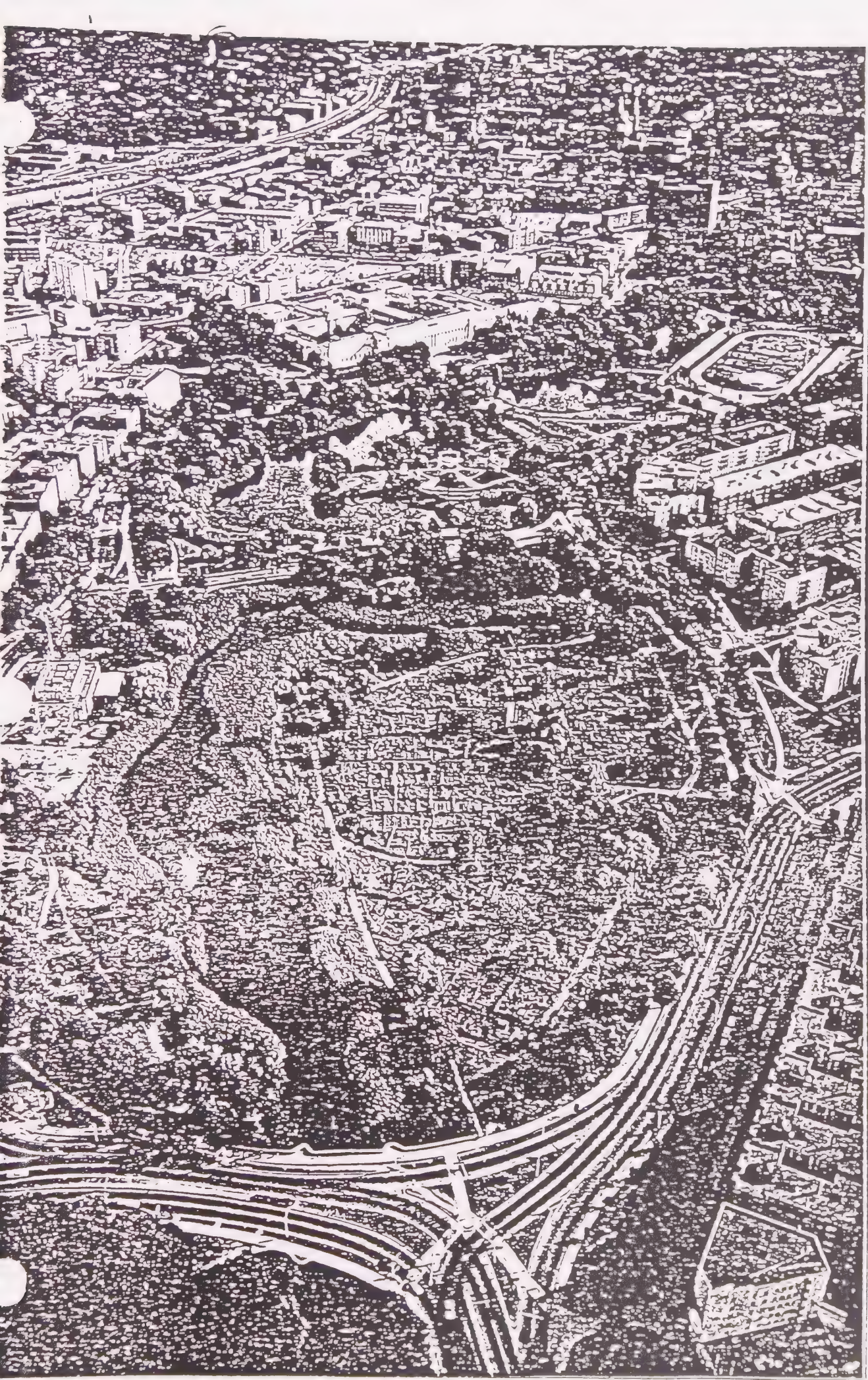
"Greenways with trails are one of the cheapest forms of recreation," said Phyllis Cangemi, whose group, Whole Access, works to make them available to the many Americans who are often excluded from the outdoors—people with disabilities. Stricken with Hodgkin's disease, she powers her three-wheeled scooter on weekend outings and camping trips, and lobbies for firm trail surfaces and paths with gentle gradients.

"Those with mobility difficulties include not only the 16 to 20 percent of the population with disabilities," she told me, "but also older people, and our population is aging."

The demand for neighborhood corridors of recreation knows no age, however, and seemingly no limits. Minneapolis and St. Paul are ahead of most cities in creating trails for biking, walking, and cross-country skiing because, as park board planner Al Wittman told me, "Minnesotans have always had a tradition of outdoor activity. The demand is terrific. When a new trail was installed, kids were riding their bikes a hundred yards behind the asphalt-laying machine."

In Yakima, Washington, I began an evening run a few yards outside my motel, built next to the Yakima Greenway. The path, still under construction, was rocky and uneven, but it curved gracefully beside a clear trout and salmon stream that a few years ago had been little more than a dumping ground.

Financing looked like a rocky road when the project started in an agricultural community with high unemployment. To the surprise of everyone, the first private fund drive yielded a half million dollars. State funds were also squeezed—out of grants from eight different accounts, including an obscure one for Aquatic Land Enhancement. "It's a matter of knowing where the money is and how to get it," said Jim Whiteside, former county commissioner.





Beer is okay, but glass is banned on Sacramento's 23-mile-long American River Parkway—as is camping. “The homeless problem here is sad,” says ranger Dub Roberts.

To the south, two dramatic greenway loops totaling 800 miles are being built around San Francisco Bay (map). As with joggers along the Ridge Trail (facing page), greenway planning faces uphill climbs but rewarding vistas.

THE SEARCH FOR MONEY does not stop greenway builders. When city council members at High Point, North Carolina, said the city budget could not afford the entire cost of greenway construction, a citizens group sold “decks” to foot-long sections of the path. Fifteen hundred miles to the west, trail makers at Pueblo, Colorado, sold bricks inscribed with donors’ names and used them for the path’s centerline.

Recognizing a demand for outdoor recreation, more and more states are funneling money from special taxes and user fees toward greenways. The National Park Service includes a small division that offers communities technical assistance and advice on greenway acquisition and development.

With its grants from the Land and Water Conservation Fund (LWCF), the federal government has been the single largest funder of recreation corridors. Since its enactment in 1964 as a trust built by revenue from federal property sales, boat fuel taxes, and oil and gas leases on the continental shelf, the LWCF has sent more than a billion dollars toward the building of community pathways.

But federal deficits have all but dried up that source. Only three million dollars a year is currently dispersed for trails, although legislative efforts continue toward the creation of a new federal environmental fund.

Deep pockets are gone from state and local governments as well, which inspires creative financing. Coalitions of public and private groups are being formed to purchase parklands and greenways, spurring connections over ever larger areas. New York State, for example, passed legislation in 1988 that called for study of a Hudson River Valley Greenway along 154 miles of the

scenic river that is sometimes called America’s Rhine.

“We want to examine every possible opportunity along the corridor—parks, old mansions, preserves, historic sites—and then figure out how to preserve and connect them, so they can be part of an outdoor experience,” said Barry Didato, the greenway coordinator for a group called Scenic Hudson, Inc. “With nearly four million people living in the valley and many more expected by the end of the century, we want to plan open spaces for them to enjoy.”

“We’re not talking about just one trail or one connection but a network of outdoor experiences,” explained Frances Dunwell of New York’s Department of Environmental Conservation. “It’s more a philosophy of future land use for a whole valley.”
Or a nation.



June 7, 1990

TO: CITY COUNCIL

VIA: BOB TRAVERSO

FROM: PAT MACGREGOR, OPEN SPACE RESOURCES COORDINATOR *fm.*

SUBJECT: OPEN SPACE ELEMENT

Attached find the Draft Open Space Element as adopted by the City Council in February of this year. Since that time, changes have been made to the document based on the Draft EIR and on comments submitted by the Planning, Natural Resource, and Parks and Recreation Commissions, as well as by the public.

It has been attached in order to allow a comparison between the document before the Council at this time with the document of five months ago.

3 OPEN SPACE ELEMENT

The Greenway concept offers the unifying framework for the Open Space Element of the Davis General Plan. The Greenway concept combines various types of open space including habitat areas, wetlands, recreational spaces, public access paths and trails, and parks to create an organized network that serves a variety of community needs. Among the primary goals of this concept are creation of continuous public open space, the creation of connector greenways or links to connect open space areas, and the enhancement of native vegetation and wildlife habitat. Figure 7A Depicts the Greenway Plan.

The physical elements of the Greenway concept are:

Agricultural Preserve:

- Areas designated Agricultural Preserve are those agricultural lands identified by the City of Davis as permanent agriculture to ensure a permanent buffer between adjacent jurisdictions that will maintain the separate identities of surrounding cities. Agricultural preserves may also denote other areas for permanent open space such as lands within the city limits.

Agricultural Open Space:

- Agricultural open space shall serve to protect valuable natural resources such as Class I and II soils.

Nature Reserve, Wildlife Habitat, and Wetlands:

- The purpose of nature reserves shall be to preserve existing wildlife habitat and develop new wildlife habitat.

Davis Greenbelt:

- The Davis Greenbelt lies adjacent to urban development and surrounds the city.
- The Davis Greenbelt consists of continuous open space

with a public access and circulation component that has minimal interaction with vehicles.

- The Davis Greenbelt serves a variety of functions, providing public recreation areas, semi-public areas, and buffer areas with no public access.
- The entire Davis Greenbelt shall have an average width of 1,500 feet and a minimum width of 500 feet.
- The public access portion of the Davis Greenbelt shall have an average width of 100 feet.

Connector Greenways:

- Connector Greenways link the outside edge of urban development and activity to outlying nature reserves, wetlands, City recreational facilities, and future regional parks and open space.
- Connector Greenways will often follow natural and manmade drainage channels, as well as existing roadways and utility easements.
- Connector Greenways shall vary in width and include a variety of land uses, including active and passive recreation.

Greenbelts:

- Greenbelts consist of public open spaces within urban development.
- Greenbelts should comprise 10% of the total acreage within new development projects.
- Greenbelt open space provides safe and secure linear parkways and connectors close to residents with convenient off-street bikeways and pedestrian paths.
- Greenbelts connect to the ring greenway, greenstreets, parks, and other greenway elements.

Greenstreets:

- The Greenstreets network utilizes the existing and future bicycle lane and path system.
- The primary goal of these connections is to provide pleasant and safe circulation routes.

Parks and Recreation:

- Park and recreation areas include all existing and future parks, public golf courses, and other public recreational facilities within urban development.
- Park and recreation areas offer traditional park amenities.

Community Infrastructure:

- Primary elements of community infrastructure include flood control, waste water treatment, and landfill facilities.
- These facilities also serve secondary roles as Greenway elements such as Connector Greenways or Nature Reserves.

*Four types of open-space lands are identified in the state requirements for the Open Space Element (Gov. Code, Sec. 65560 et seq.): open space for the **preservation of natural resources**; open space for the **managed production of resources**; open space for **outdoor recreation**; and open space for **public health and safety**. Any action by the City to acquire, dispose of, or regulate the use of open-space lands in any of these categories must be consistent with the Open Space Element (Gov. Code, Sec. 65566).*

The four open space types identified above are land functions or roles that encompass the various open space needs of the Davis community. Through the implementation of the Greenway concept, Davis seeks to coordinate these various open space lands to create areas of open space that serve more than one of the identified roles. A single open space area may serve **Public Health and Safety** goals of providing flood protection, preserve the **Natural Resources** of wildlife habitat, and provide open space for **Outdoor Recreation** as a community amenity.

Outlined below are the Open Space classifications and the Greenway elements that will help to meet the community's various open space needs.

Open Space for the Preservation of Natural Resources Agricultural Preserve

- Agricultural Open Space
- Nature Reserves, Wildlife Habitat, and Wetlands

Open Space for the Managed Production of Resources

- Agricultural Open Space
- Davis Greenbelt

Open Space for Outdoor Recreation

- Nature Reserves, Wildlife Habitat, and Wetlands
- Davis Greenbelt
- Connector Greenways
- Greenbelt
- Greenstreets
- Parks and Recreation

Open Space for Public Health and Safety

- Davis Greenbelt
- Community Infrastructure

Policies relating to open space also are included in the Land Use, Schools, Conservation, and Safety elements. The Conservation Element includes policies on open space for preservation of natural resources; the Safety Element presents policies relating to open space for public health and safety.

~~Five~~ Nine open-space land-use classifications are shown on the General Plan Map: ~~Parks/Recreation, Greenbelt, Greenbelt/Agricultural Buffer, Urban Reserve, and Agriculture,~~

1) Agricultural Preserve, 2) Agricultural Open Space, 3) Nature Reserve, Wildlife Habitat, and Wetlands, 4) Davis Greenbelt, 5) Connector Greenways, 6) Greenbelts, 7) Greenstreets, 8) City and Neighborhood Parks, and 9) Community Infrastructure.

3.1 OPEN SPACE FOR THE PRESERVATION OF NATURAL RESOURCES

Policies in the Conservation Element require preservation of natural habitats and conservation of natural resources. In the planning area, natural resources other than farmland consist primarily of wildlife habitat. The State Division of Mines and Geology has studied the area and found no significant mineral resources there, although Atlantic Oil Company operates three oil wells in the East Davis area.

Nature Reserves, Wildlife Habitat, and Wetlands

Guiding Policies:

- A. For each habitat type in the Greenway, identify and list trees, shrubs, and ground covers suitable for native wildlife. Habitat areas may include greenbelts and parks, riparian areas, wetlands, and uplands. The plant list should emphasize native plants. An initial list is included in Appendix I.
- B. Incorporate existing habitat areas, including Putah Creek, Dry Slough, and Willow Slough, into the Greenway network. Emphasis in these areas and in all nature reserves shall be placed on wildlife habitat preservation.
- C. Conduct special-status species surveys within the General Plan Study Area to determine species presence and habitat uses. Species that should be emphasized are listed in Appendix II.
- D. Develop a list of wildlife groups (e.g. waterfowl, shorebirds, wading birds, raptors) or wildlife species that should be encouraged or protected, and map areas where these species should be protected or encouraged.
- E. Determine species to be encouraged or preserved on the agricultural fringes of the Greenway and provide landscaping that supports those species (e.g. highest priority for rare and endangered species). This may involve restricting public access in nesting areas of certain species such as Swainson's hawks or burrowing owls.
- F. Encourage habitat enhancement in the Greenway for migratory wetland wildlife in existing drainage ponds and other appropriate areas.
- G. Require development of wildlife habitat in all future drainage pond and canal designs and provide the mechanics for long term landscaping and maintenance for those programs.

Prepare revegetation and wildlife management plans for each new detention basin or drainage canal to implement the landscape and maintenance programs.
- H. City shall require protection of heritage oaks, riparian, and wetland vegetation in new development

where feasible.

Inventory all heritage oaks in the General Plan Study Area.

Inventory replacement oaks (young oaks that could become heritage oaks).

- I. Trees, shrubs, and ground cover plantings in the Greenway landscape shall emphasize those species with the greatest wildlife value.
- J. Manmade nature reserves shall serve flood control and waste water discharge functions as well as provide increased wildlife habitat.
- K. Within urban greenway areas, provide habitat elements (e.g. roosting trees, nesting trees, etc.) for avian species, such as songbirds, hawks, and owls.
- L. Inventory wetland and riparian vegetation within the General Plan Study Area.
- M. Wildlife protection and habitat enhancement should take priority over human use in designated habitat areas.

3.2 OPEN SPACE FOR THE MANAGED PRODUCTION OF RESOURCES

The best soils surrounding Davis are to the east and south; much of this land is under Williamson Act contract as shown on Figure 8. Figure 9 shows soil classifications. The areas of soil types with the greatest limitations are to the north between the present urban area and County Road 29. The north and eastward expansion area designated by the General Plan will increase the committed urban area by about 25 percent, consuming 4 percent of the planning area's remaining open land -- mostly Class I soil.

Agricultural Open Space

Guiding Policies

- A. *Support the Yolo County General Plan goal calling for protection of prime and other agricultural land from urban development.*

The Davis Area General Plan Land Use Element (Yolo County, January 29, 1976) states: "Maintenance of the agricultural economy of the county requires a minimum of urbanization, for the preservation of rich Yolo farm resources and the amenities of open space is, in the long-run, the highest and best use of this land" (p. 2). The City's Plan designates urban uses as needed to accommodate internal growth, and includes an ~~Greenbelt/Agriculture Buffer Ring~~ Greenway to protect agricultural operations.

- B. Designate lands below 25-foot elevation as floodplain and wildlife habitat to be maintained in agricultural use and wildlife refuge restoration areas.*

Most of the open land in the planning area east of the existing urban area is in this category. See Figure 9.

- C. Prohibit new residential subdivisions and other urban development in areas designated Agriculture on the General Plan Map.*

This policy supports Yolo County General Plan policy L 14, which prohibits new residential or suburban subdivisions in the agricultural designated areas. (See Land Use Element policies on the greenbelt/agricultural buffer).

- D. Seek adoption by Yolo County and Solano County of the following open-space preservation policies in their respective General Plans. Open-space uses include agriculture, outdoor recreation, and natural habitat preserves.*

- Maintain open space land uses including outdoor recreation, and natural habitat preserves within the Davis General Plan Planning Area beyond the proposed urban-development boundaries.*
- Support tax and economic incentives that enhance the economic competitiveness of agriculture, and wildlife habitat restoration.*
- Apply or retain land-use controls to protect the scenic rural corridors between neighboring communities.*
- Encourage voluntary restriction of development through dedication of scenic or conservation easements.*
- Support activities of nonprofit land trusts and conservation*

organizations in acquiring development rights to open-space lands by gift or purchase by fee simple title.

- E. Use all available mechanisms for preservation of open space. This may include a fee applied to land annexed to the city.*

Available mechanisms for the preservation of open space may include those listed below. These are some of the few methods for assuring that the impact of conversion of prime agricultural land is mitigated to the extent feasible.

- Open Space Mitigation Fees*
- Land Dedication*
- The inclusion of a charge for open space and agricultural preservation within Mello-Roos financing district special taxes, or special assessments.*

The use of these mechanisms will aid in accomplishing the following objectives:

- Offset the conversion of agricultural or open space land to uses other than agriculture or open space.*
- Mitigate the impacts of development on existing agricultural lands.*
- Preserve natural habitats for plants and wildlife.*
- Preserve the rural character of the area surrounding the City.*

3.3 OPEN SPACE FOR OUTDOOR RECREATION

Parks, greenbelts, and landscaped open space provide recreational opportunities and visual enhancement in the city. Recreation-oriented open space ranges from mini-parks and neighborhood parks to the greenbelts in residential developments, the 28-acre Community Park, and other components of the greenway.

The General Plan revision process provides the opportunity for the Davis Joint Unified School District and the City to coordinate their planning. Each new school is planned

to adjoin a neighborhood or district park in order to make the most efficient use of recreation facilities.

Policies on bicycle paths are also found in the Circulation Element. Policies in the Safety and Conservation elements outline programs that the City encourages the School District to include in the school curricula.

The General Plan map designates park and school sites, including existing parks and schools, and proposed sites. Table 6 lists existing parks and recreation areas and Table 7 lists existing and proposed parks and schools.

Neighborhood parks are at least five net acres, allowing adequate area for Little League fields, tot lots, etc. District parks are approximately 15 acres, providing space for adult playing fields, swimming pools or other facilities. Wherever possible, parks are located to serve both new and existing development. Parks typically have been located close to multifamily areas.

Outdoor recreation areas and facilities in the greenway network should offer a variety of experiences and opportunities. The network should include scenic vistas, allow for access to a future regional open space network, and provide educational opportunities where appropriate. The greenway network should enhance opportunities for varied types of non-motorized transportation in and around Davis, and consider the needs of pedestrians, bicyclists, equestrians, and physically limited individuals.

TABLE 6

EXISTING PARKS AND RECREATION AREAS

Central Park	4.9 acres
Mini Parks	8.2 acres
College Park	.9 acre
Cedar	.5 acre
Hacienda	1.0 acre
N Street	.2 acre
Redwood	1.5 acres
Putah Creek	1.8 acres
Village Park	.8 acre
Whaleback Park	1.5 acres

<i>Neighborhood Parks</i>	<i>41.5 acres</i>
<i>Pioneer Park</i>	<i>5.8 acres</i>
<i>Chestnut Park</i>	<i>6.1 acres</i>
<i>Covell Park</i>	<i>5.2 acres</i>
<i>Redwood Park</i>	<i>3.2 acres</i>
<i>Sycamore Park</i>	<i>5.8 acres</i>
<i>Oxford Circle Park</i>	<i>4.0 acres</i>
<i>Westwood Park</i>	<i>6.0 acres</i>
<i>West Manor Park</i>	<i>2.9 acres</i>
<i>Oak Grove Park</i>	<i>2.5 acres</i>
 <i>District Recreation Parks</i>	 <i>40.0 acres</i>
<i>Community Park</i>	<i>28.0 acres</i>
<i>Slide Hill Park</i>	<i>12.0 acres</i>
 <i>Citywide Recreation Parks</i>	 <i>151.4 acres</i>
<i>Golf Course</i>	<i>85.0 acres</i>
<i>Landfill Park (partially developed)</i>	<i>66.4 acres</i>
 <i>Special Use Recreational Areas and Facilities</i>	 <i>76.5 acres</i>
<i>Teen Center (DRB)</i>	<i>.1 acre</i>
<i>Pence Property</i>	<i>.1 acre</i>
<i>Putah Creek Parkway (partially acquired)</i>	<i>65.0 acres</i>
<i>Little League</i>	<i>4.0 acres</i>
<i>Civic Center</i>	<i>7.0 acres</i>
<i>Emerson Tennis Courts</i>	<i>.3 acre</i>
 <i>Greenbelts</i>	 <i>41.3 acres</i>
<i>Covell Park</i>	<i>34.3 acres</i>
<i>University Village</i>	<i>.7 acre</i>
<i>Green Meadows</i>	<i>6.3 acres</i>

table 7

Nature Reserves, Wildlife Habitat, and Wetlands

Guiding Policies:

- A. Develop public access areas to view wildlife and habitat.
- B. *Protect and preserve existing natural habitat areas within parks.*

Natural habitat areas exist in Landfill and Putah Creek parks. Policies addressing preservation of natural resources in areas other than parks are in the Conservation Element.

- C. *Minimize recreation facilities within natural habitat areas. Design any recreation or interpretive facilities within natural habitat areas to be non-intrusive and site-sensitive.*

Compatible facilities and uses include trails that inhibit traffic in natural habitat areas, benches, and interpretive markers. See also Policy 6.1 C in the Conservation Element.

- E. Provide access to the proposed easterly wetlands preserve along the North Putah storm drain channel.

Davis Greenbelt

Guiding Policies:

- F. Develop trails network that minimizes conflicts between pedestrians, bicyclists, equestrians.
- G. Develop the Davis Greenbelt to have segments which vary in overall size and configuration, level of development, and type of intended activity,
- H. Provide informal areas for people, especially children and teens, to interact with nature and natural landscapes.

Connector Greenways

Guiding Policies:

- I. Create new links where access to the existing system is currently lacking.
- J. *Provide a continuous system of on- and off-street interconnected bikeways for recreational use and transportation.*

Figure 10, Bicycle Circulation, shows existing and proposed bikeways. Additional policies on bicycle routes are in the Circulation Element.

- K. Pursue bicycle route connections with neighboring communities. Coordinate planning of these facilities with Yolo and Solano counties.

Greenbelts

In addition to parks, the General Plan designates existing and proposed linear open spaces as greenbelts. Greenbelts of varying width, averaging about 100 feet, include grass, trees, and bike paths. Acreage of existing greenbelts north of Covell Boulevard west of the railroad is 10 percent of the residential area, the ratio expected for greenbelts in new projects.

Guiding Policies

- L. *Require greenbelts in plans for new development areas.*

Greenbelts are schematically indicated on the General Plan map.

- M. *Provide convenient greenbelt access points in all new development.*

- N. *Greenbelts are to be dedicated and improved separately from dedication of park acreage or payment of in-lieu fees as authorized by the Quimby Act (Gov. Code 66477).*

The Quimby Act permits the City to require, by ordinance, dedication of land and/or a fee for park and recreational purposes as a condition of approval of subdivision. All Quimby Act resources are needed to acquire and develop a system of neighborhood and district parks serving new development areas.

Greenstreets

Guiding Policies:

- O. Enhance the existing bicycle network, especially in the vicinity of UC Davis. Work with the University in improving access routes through campus to

connect with the greenway network.

- P. Street trees shall be planted to provide canopies and shade on Greenstreets wherever feasible.

City and Neighborhood Parks

Guiding Policies:

- Q. *Acquire and develop parkland that is sufficient to provide, where land is available, a neighborhood or district park within 3/8 mile and a district park within 1-1/2 miles of all dwelling units.*
- R. *Design and locate each new neighborhood park to serve as a visual amenity for the surrounding neighborhood.*
- S. *Use planting schemes that increase habitat values, e.g. use plants known to attract desirable wildlife, in new parks developed within the City limits.*
- T. *Encourage the continued involvement of citizen groups in the planning, construction, and maintenance of park and recreation facilities.*
- U. *Strive for original and innovative park design, both in a functional and visual sense. Encourage the inclusion of park equipment designed by artists.*
- V. *Ensure that all city residents have access to recreation programs and facilities.*
- W. *Expand access to parks by developing facilities for night-time recreation in district parks.*
- X. *Protect and preserve existing natural habitat areas within parks and incorporate natural habitat areas into future city parks.*
- Y. *Locate each new neighborhood park near the center of the neighborhood that it will serve.*
- Z. *Do not allow land that is not suitable for building to be counted toward fulfilling parkland dedication requirements.*
- AA. *Provide adequate shade and wind protection in parks by using various landscaping techniques and constructed elements including:*
- *Trees for shade and wind protection.*

- *Fast- and slow-growing shade trees should be intermixed to provide shade in parks in the near term, as well as in the future. Tree rows for wind protection also provide a visual screen that aesthetically enhances the park environment.*
 - *Shade structures including arbors, lattice-work canopies, and trellises.*
- BB. *Develop standards for night-time activities and facilities, including lighting, that minimize impacts on surrounding residential areas.*
- CC. *Design parks to be accessible by pedestrians and a variety of transportation modes including car, bus, and bicycle.*
- DD. *Provide facilities within neighborhood parks that will meet the needs of nearby residents, as determined by the Neighborhood Park Planning Committee for that neighborhood.*
- EE. *Provide park facilities in District Parks that will meet the needs of specific-interest groups and of city residents as a whole.*
- FF. *Encourage the location of child-care facilities on or near park sites.*

3.4 OPEN SPACE FOR PUBLIC HEALTH AND SAFETY

Land within one mile of the landfill site is designated as Open Space for Public Health and Safety. The General Plan Map shows a "landfill-related use restrictions" designation for this area. Residential development within this area is prohibited due to public-health concerns, such as vectors, and because of odor. Airports also are prohibited in this area because of the hazard posed to aircraft by the large number of sea gulls that congregate in the area of the landfill.

Davis Greenbelt

Guiding Policy:

- A. *In order to allow efficient cultivation, pest control, and harvesting methods to be employed on agricultural land, require those property owners wishing to develop to provide a buffer or other means of*

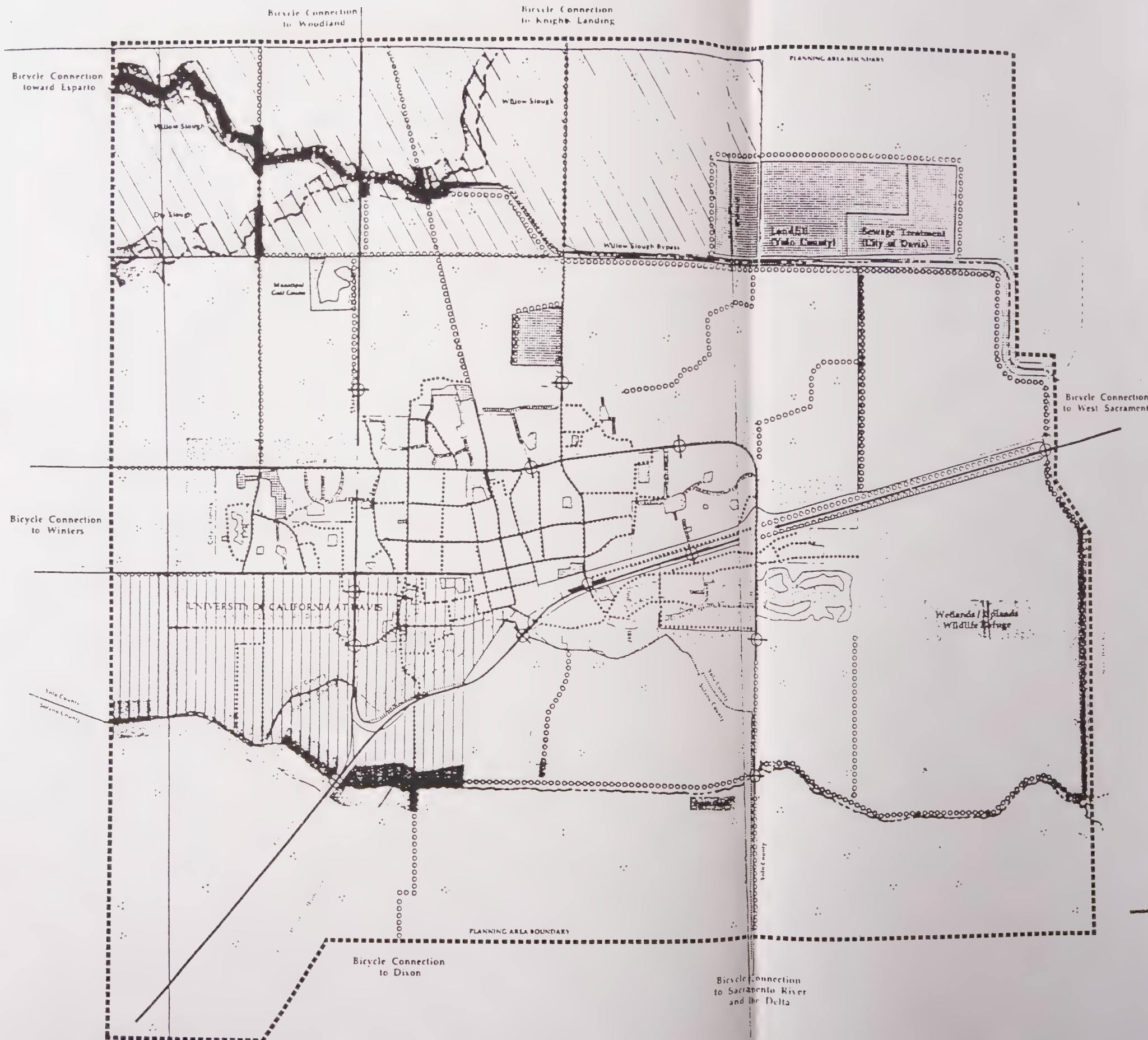
mitigating the adverse effects of urban development on adjoining agricultural land.

Community Infrastructure

Guiding Policy:

- B. Treated waste-water, storm water discharge, and their related facilities should be utilized for nature reserves, wildlife habitat, and wetlands.
- C. Drainage courses should be given more aesthetically pleasing names rather than referring to them as "Channel A or Channel B."
- D. Community Infrastructure facilities also serve secondary Greenway functions. Habitat values shall be considered when developing management plans for these areas.

a:osecur.pj1



DAVIS OPEN SPACE ELEMENT DRAFT PLAN 28 DECEMBER 1989

	AGRICULTURAL PRESERVE
	AGRICULTURAL OPEN SPACE
	NATURAL RESERVE / HABITAT / WETLANDS
	RING GREENWAY
	CONNECTOR GREENWAY
	GREENBELT
	PARKS AND RECREATION
	GREENSTREET
	COMMUNITY INFRASTRUCTURE
	GRADE SEPARATION CROSSING
	WATERWAY
	UNIVERSITY OF CALIFORNIA
	YOLO / SUTTER COUNTY BORDER

Notes:

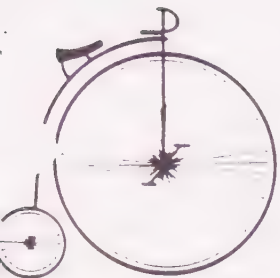
1. This map depicts existing and proposed Greenway and Open Space areas.
2. Greenbelts, Connector Greenways, Ring Greenways, and Natural Reserves are shown schematically. Actual dimensions are currently under consideration.
3. The Wetlands/Uplands Wildlife Reserve proposed for east of Davis may contain compatible agricultural operations.

1/4" = 1 mile



Figure 7A

City Council Hearing
June 27, 1990



C.C. AGENDA

DATE: 6-27-90

ITEM NO: 7

COMMUNITY DEVELOPMENT DEPARTMENT STAFF REPORT
CITY COUNCIL

June 20, 1990

TO: BOB TRAVERSO, CITY MANAGER

VIA: MIKE THIELE, CDD DIRECTOR

FROM: BILL ALLAYAUD, PRINCIPAL PLANNER

SUBJECT: PROPOSED OPEN SPACE ELEMENT: GENERAL PLAN AMENDMENT #7-89, SOUTH DAVIS SPECIFIC PLAN AMENDMENT #2-89, EAST DAVIS SPECIFIC PLAN AMENDMENT #3-89, AND ENVIRONMENTAL IMPACT REPORT #1-89

Attached find the material for the City Council to take a final action on the above project. Staff recommends that the City Council adopt four resolutions to do the following:

- (1) Amend the General Plan Land Use Element, Open Space Element, Conservation Element, Safety Element, and Land Use Map;
- (2) Amend the South Davis Specific Plan Map;
- (3) Amend the East Davis Specific Plan Map; and
- (4) Certify the Final EIR for the Project.

Staff notes that two changes have been made to the Open Space Element since the last hearing. A new policy, Policy 3.4.A, has been added and Policy 3.4.B has been amended (last sentence is new). No other changes were needed except for correction of errors on the Open Space Element Map.

Per the Council's request, on June 26 staff conducted an informational hearing on the project for landowners or any other person interested in the project.

ATTACHMENTS

Resolutions

Final EIR, which includes responses to comments

Staff Report for 6/20/90 City Council Hearing, which

includes Exhibits A, B, and C (Text and maps of General Plan and Specific Plan Amendments)

RESOLUTION NO. - 89

A RESOLUTION AMENDING THE CITY OF DAVIS GENERAL PLAN LAND USE ELEMENT, OPEN SPACE ELEMENT, CONSERVATION ELEMENT, SAFETY ELEMENT, AND LAND USE MAP AS INDICATED IN EXHIBIT A.

WHEREAS, the City of Davis proposed in Amendment #7-89 to the General Plan to amend the Land Use Element, the Open Space Element, the Conservation Element, the Safety Element and the Land Use Map, prepared an Environmental Impact Report to address the impacts of the proposed amendments, and established a schedule of public hearings; and

WHEREAS, the Planning Commission of the City of Davis did, at its regular public meetings of May 15 and May 29, 1990, review and recommend approval to the City Council of the General Plan Amendment #7-89; and

WHEREAS, the City's Parks and Recreation Commission and Natural Resources Commission held a joint public hearing on May 23, 1990 accepted public testimony and made recommendations to the City Council on the Amendment and Environmental Impact Report; and

WHEREAS, the City Council of the City of Davis did, after giving legal public notice, at its regular meetings of June 20 and June 27, take public testimony and duly consider all information presented by its staff and the public.

NOW, THEREFORE, the City Council of the City of Davis does hereby resolve as follows:

Amend the General Plan as indicated above and in the attached Exhibit A pursuant to the following findings and amendments:

A. Findings

1. That Environmental Impact Report # 1-89 adequately addresses all potential environmental impacts associated with General Plan Amendment #7-89.
2. That the proposed amendments will continue to further the goals and objectives of the General Plan.
3. That the main purpose of the amendments is to revise the Open Space Element and that associated General Plan and Specific Plan policies and maps had to be amended and added in order to make them

consistent with the revised Open Space Element.

B. Amendments

1. The General Plan shall be amended as shown in Exhibit A and includes amendments to the Land Use Element, the Open Space Element, the Conservation Element, the Safety Element, and the Land Use Map

Resolution # -89 is hereby adopted by the Davis City Council on _____, 1990, by the following vote:

AYES:

NOES:

ABSENT:

MICHAEL N. CORBETT
Mayor

ATTEST:

ROBERT A. TRAVERSO
City Manager

A RESOLUTION AMENDING THE SOUTH DAVIS SPECIFIC PLAN SO THAT THE SOUTH DAVIS SPECIFIC PLAN MAP SHOWING "AGRICULTURAL BUFFER" WILL BE AMENDED TO INSTEAD SHOW "DAVIS GREENBELT" AND THE EXISTING AREAS WHERE NO AGRICULTURAL BUFFER IS SHOWN WILL HAVE "DAVIS GREENBELT" SHOWN.

WHEREAS, the City of Davis proposed in Amendment #2-89 to the South Davis Specific Plan to amend the South Davis Specific Plan Map as part of the revisions to the Open Space Element of the General Plan, prepared an Environmental Impact Report to address the impacts of the proposed amendments, and established a schedule of public hearings; and

WHEREAS, the Planning Commission of the City of Davis did, at its regular public meetings of May 15 and May 29, 1990, review and recommend approval to the City Council of the South Davis Specific Plan amendment #2-89 and;

WHEREAS, the City's Parks and Recreation Commission and Natural Resources Commission held a joint public hearing on May 23, 1990 accepted public testimony and made recommendations to the City Council on the Amendment and Environmental Impact Report; and

WHEREAS, the City Council of the City of Davis did, after giving legal public notice, at its regular meetings of June 20 and June 27, take public testimony and duly consider all information presented by its staff and the public.

NOW, THEREFORE, the City Council of the City of Davis does hereby resolve as follows:

Amend the South Davis Specific Plan as indicated above subject to the following findings and amendments:

A. Findings

1. That Environmental Impact Report # 1-89 adequately addresses all potential environmental impacts associated with South Davis Specific Plan Amendment #2-89.
2. That the proposed amendment will continue to further the goals and objectives of the South

Davis Specific Plan.

3. That the Davis Greenbelt designation being applied to the South Davis Specific Plan Map is consistent with and is the same designation being applied to the City's General Plan Map as part of the revisions to the City's Open Space Element (General Plan Amendment #7-89).

B. Amendments

1. The South Davis Specific Plan shall be modified as shown on the attached Map, Exhibit B

Resolution # -89 is hereby adopted by the Davis City Council on _____, 1990, by the following vote:

AYES:

NOES:

ABSENT:

MICHAEL N. CORBETT
Mayor

ATTEST:

ROBERT A. TRAVERSO
City Manager

RESOLUTION NO. - 89

A RESOLUTION AMENDING THE EAST DAVIS SPECIFIC PLAN SO THAT THE EAST DAVIS SPECIFIC PLAN MAP SHOWING "AGRICULTURAL BUFFER" WILL BE AMENDED TO INSTEAD SHOW "DAVIS GREENBELT" AND THE EXISTING AREAS WHERE NO AGRICULTURAL BUFFER IS SHOWN WILL HAVE "DAVIS GREENBELT" SHOWN.

WHEREAS, the City of Davis proposed in Amendment #3-89 to the East Davis Specific Plan to amend the East Davis Specific Plan Map as part of the revisions to the Open Space Element of the General Plan, prepared an Environmental Impact Report to address the impacts of the proposed amendments, and established a schedule of public hearings; and

WHEREAS, the Planning Commission of the City of Davis did, at its regular public meetings of May 15 and May 29, 1990, review and recommend approval to the City Council of the East Davis Specific Plan amendment #3-89; and

WHEREAS, the City's Parks and Recreation Commission and Natural Resources Commission held a joint public hearing on May 23, 1990 accepted public testimony and made recommendations to the City Council on the Amendment and Environmental Impact Report; and

WHEREAS, the City Council of the City of Davis did, after giving legal public notice, at its regular meetings of June 20 and June 27, take public testimony and duly consider all information presented by its staff and the public.

NOW, THEREFORE, the City Council of the City of Davis does hereby resolve as follows:

Amend the East Davis Specific Plan as indicated above subject to the following findings and amendments:

A. Findings

1. That Environmental Impact Report # 1-89 adequately addresses all potential environmental impacts associated with East Davis Specific Plan Amendment #3-89.
2. That the proposed amendment will continue to further the goals and objectives of the East Davis Specific Plan.
3. That the Davis Greenbelt designation being applied

to the East Davis Specific Plan Map is consistent with and is the same designation being applied to the City's General Plan Map as part of the revisions to the City's Open Space Element (General Plan Amendment #7-89).

B. Amendments

1. The East Davis Specific Plan shall be modified as shown on the attached Map, Exhibit C.

Resolution # -89 is hereby adopted by the Davis City Council on _____, 1990, by the following vote:

AYES:

NOES:

ABSENT:

MICHAEL N. CORBETT
Mayor

ATTEST:

ROBERT A. TRAVERSO
City Manager

EXHIBIT A: GENERAL PLAN AMENDMENT #7-89

New text is in bold; Deleted text is ~~struck through~~.

2 LAND USE ELEMENT

Amend policies as follows:

2.1.A Maintain Davis as a small, University-oriented city surrounded by farmland, greenbelt, and natural habitats and reserves.

2.2.F ~~Where feasible,~~ Create open space between urban and agricultural uses to provide a visual edge.

2.3.1. Land-Use Classifications

Nonresidential

Agricultural Reserve: Areas designated Agricultural Preserve are those agricultural lands identified by the City of Davis s permanent agriculture. These lands will ensure a permanent buffer between adjacent jurisdictions that will maintain the separate identities of surrounding cities.

Agricultural Open Space: Agricultural open space shall serve to protect valuable natural resources such as Class I and II (agricultural) soils. Uses include farmlands (including houses, farm buildings), and land to be used for the production of food and fiber during and beyond the 23-year planning period.

Environmentally Sensitive Habitat Areas: The purpose of Environmentally Sensitive Habitat Areas is to preserve existing wildlife habitat and develop new wildlife habitat. Possible uses include: farmland (compatible agriculture), wildlife habitat preserves, habitat for permanent and migratory waterfowl and other species, native trees and plant species, seasonal and permanent wetlands, drainage channels, bikeways, passive and low intensity recreation, nature study areas, and interpretive centers.

Davis Greenbelt: The Davis Greenbelt lies adjacent to urban development surrounding the city. It consists of continuous open space with a public access and circulation component that has minimal interaction with vehicles and a component of ongoing agricultural use. The Davis Greenbelt provides public recreation areas, semi-public areas, and buffer areas. Possible uses include: public access, public access for community and non-commercial open space and recreational uses, community gardens, urban forests, biking, jogging, hiking, and equestrian trails, retention ponds, athletic fields, horse stables, field and row crops, orchards, organic farms, natural habitat preserves, landmark or historic sites, and drainage channels and/or overflow areas for flood

control. The Greenbelt shall have an average width of 1500 feet and a minimum width of 500 feet. The public access portion of the Greenbelt shall be 100 feet in width on average.

Connector Greenway: Connector Greenways, following natural and manmade drainage channels, roadways, railroad and utility easements, link the outside edge of urban development and activity to outlying nature reserves, wetlands, City recreational facilities, and future regional parks and open space. Connector Greenways will vary in width and include a variety of land uses, including passive recreation. Possible uses include: bikeways, native plants, rest stops, trails, and directional and interpretive signs.

Neighborhood Greenbelt: Neighborhood greenbelts consist of public open spaces within urban development that provide safe and secure linear parkways and connectors close to residents as alternatives to biking or walking on streets. Neighborhood greenbelts connect to the Davis Greenbelt, Greenstreets, parks, other greenway elements, and other public facilities. Public uses include: existing and proposed neighborhood open space corridors developed with landscaping and trees, bikeways, benches, picnic areas, lighting, barbecue sites, play areas, meadow areas as open space, horseshoe pits, and volleyball courts.

Greenstreets: The primary goal of Greenstreets is to provide convenient and attractive circulation routes for bicyclists and pedestrians, as well as for cars. These circulation corridors shall create a cohesive network that promote modes of non-motorized transportation by linking activity centers within the city limits.

Parks and Recreation: Park and Recreation areas include all existing and future neighborhood and district parks, public golf courses, and other public recreational facilities within urban development. Park and recreation areas offer traditional park amenities. Possible uses include: existing and proposed public and private recreation sites, including golf courses, baseball fields, tot lots and play apparatus, adult playing fields, soccer fields, swimming pools, community center buildings, after school care facilities, art in public places, facilities for night time recreation in district parks, trails, benches, interpretive markers, picnic areas, barbecue facilities, water fountains, landscaping and irrigation, trees for shade and wind protection, visual and sound screens, shade structures (including arbors), trellises, and passive and active facilities.

Community Infrastructure: Primary elements of Community infrastructure include flood control, waste water treatment, water production and delivery, power generation, and landfill facilities. These facilities also serve secondary roles as greenway elements such as Connector Greenways or Nature Reserves and as irrigation water (treated wastewater).

~~Greenbelt.~~ The General Plan map includes a schematic indication of existing and proposed neighborhood open-space corridors developed with turf, trees and bike paths.

~~Greenbelt/Agricultural Buffer.~~ Policy 2.1 L of the Land Use Element and policies 3.2 D and 3.2 E of the Open Space Element provide the basis for establishment of a strip of land on the City's periphery. These policies describe appropriate uses. Suitable agricultural buffer uses may include agricultural uses not inconsistent with adjacent urban development, and suitable greenbelt uses include public access for community and non-commercial recreational uses. The appropriate uses, as well as the size or configuration of the Greenbelt/Agricultural Buffer, may vary at different locations. In some cases, it is anticipated that the Greenbelt/Agricultural Buffer would be situated on property annexed to the City, while other portions might be acquired or dedicated for public use.

~~The variation in size and configuration of the greenbelt/agricultural buffer within the city may affect the actual development potential of parcels on which it is located.~~

~~The General Plan Map delineation of the buffer portrays the concept, but does not indicate boundaries or widths at specific locations. Zoning regulations, deed restrictions, development agreements and acquisition will be used to establish the buffer.~~

~~Agriculture.~~ Land to be used for the production of food and fiber during and beyond the 23-year planning period.

3 OPEN SPACE ELEMENT

"The Greenway Plan"

The purpose of the Open Space Element is to integrate the various open space features contained in the planning area. These open space features include habitat areas, wetlands, agriculture, public access paths and trails, and parks. The primary goals of the element are the creation of continuous public open space, the creation of Connector Greenways or links to connect open space areas, and the enhancement of native vegetation and wildlife habitat. Figure 7A depicts the Open Space Element.

The Open Space Element is also known as the Greenway Plan. The concept of a Greenway Plan originated in work done in the Landscape Architecture Program at the University of California at Davis.

Four types of open-space lands are identified in the state requirements for the Open Space Element (Gov. Code, Sec. 65560 et seq.): open space for the preservation of natural resources; open

space for the managed production of resources; open space for outdoor recreation; and open space for public health and safety. Any action by the City to acquire, dispose of, or regulate the use of open-space lands in any of these categories must be consistent with the Open Space Element (Gov. Code, Sec. 65566).

The four open space types identified above are land functions or roles that encompass the various open space needs of the Davis community. Through the implementation of the Open Space Element, Davis seeks to coordinate these various open space lands to create areas that serve more than one of the identified roles. A single open space area may serve Public Health and Safety goals of providing flood protection, preserve the Natural Resources of wildlife habitat, and provide open space for Outdoor Recreation as a community amenity.

Policies relating to open space also are included in the Land Use, Schools, Conservation, and Safety elements. The Conservation Element includes policies on open space for preservation of natural resources; the Safety Element presents policies relating to open space for public health and safety.

Five Nine open-space land-use classifications are shown on the General Plan Map: ~~Parks/Recreation, Greenbelt, Greenbelt/Agricultural Buffer, Urban Reserve, and Agriculture,~~ 1) Agricultural Reserve, 2) Agricultural Open Space, 3) Environmentally Sensitive Habitat Areas, 4) Davis Greenbelt, 5) Connector Greenways, 6) Greenbelts, 7) Greenstreets, 8) City and Neighborhood Parks, and 9) Community Infrastructure.

TABLE 5A

FOUR TYPES OF OPEN SPACE CLASSIFICATIONS
(STATE REQUIREMENT FOR OPEN SPACE ELEMENT)
THAT WILL HELP TO MEET THE COMMUNITY'S VARIOUS OPEN SPACE NEEDS.

OPEN SPACE for the PRESERVATION of NATURAL RESOURCES	OPEN SPACE for the MANAGED PRODUCTION of RESOURCES	OPEN SPACE for OUTDOOR RECREATION	OPEN SPACE for PUBLIC HEALTH and SAFETY

Agricultural Reserve			
Agricultural Open Space	Agricultural Open Space		
E.S.H.A.*		E.S.H.A.*	
	Davis	Davis	Davis

Greenbelt

Greenbelt

Greenbelt

Connector
Greenways

Neighborhood
Greenbelts

Parks and
Recreation

Greenstreets

Community
Infrastructure

* Environmentally Sensitive Habitat Area

3.1 OPEN SPACE FOR THE PRESERVATION OF NATURAL RESOURCES

Policies in the Conservation Element require preservation of natural habitats and conservation of natural resources. In the planning area, natural resources other than farmland consist primarily of wildlife habitat. The State Division of Mines and Geology has studied the area and found no significant mineral resources there, although Atlantic Oil Company operates three oil wells in the East Davis area.

Environmentally Sensitive Habitat Areas

Guiding Policies:

- A. For each habitat type in the Open Space Element, identify and list trees, shrubs, and ground covers suitable for native wildlife. Habitat areas may include greenbelts and parks, riparian areas, wetlands, and uplands. The plant list should emphasize native plants. An initial list is included in Appendix I.
- B. Incorporate existing habitat areas, including Putah Creek, Dry Slough, and Willow Slough, into the Greenway network. Emphasis in these areas and in all nature reserves shall be placed on wildlife habitat preservation.
- C. Conduct special-status species surveys within the Davis Planning Area to determine species presence and habitat uses. Species that should be emphasized are listed in Appendix II.
- D. Develop a list of wildlife groups (e.g. waterfowl, shorebirds, wading birds, raptors) or wildlife

species that should be encouraged or protected, and map areas where these species should be protected or encouraged.

- E. Determine species to be encouraged or preserved in transitional zones between agriculture and other land uses and provide landscaping that supports those species (e.g. highest priority for rare and endangered species). This may involve restricting public access in nesting areas of certain species such as Swainson's hawks or burrowing owls.
- F. Encourage habitat enhancement in the Greenway for migratory wetland wildlife in existing drainage ponds and other appropriate areas.
- G. Require development of wildlife habitat in all future drainage pond and canal designs and provide the mechanics for long term landscaping and maintenance for those programs. Prepare revegetation and wildlife management plans for each new detention basin or drainage canal to implement the landscape and maintenance programs.
- H. City shall require protection of heritage oaks, riparian, and wetland vegetation in new development where feasible. Inventory all heritage oaks in the General Plan Study Area. Inventory replacement oaks (young oaks that could become heritage oaks).
- I. Trees, shrubs, and ground cover plantings in landscaped areas shall emphasize those species with the greatest wildlife value.
- J. Manmade nature reserves shall serve flood control and waste water discharge functions as well as provide increased wildlife habitat.
- K. Within urban open space areas, provide habitat elements (e.g. roosting trees, nesting trees, etc.) for avian species, such as songbirds, hawks, and owls.
- L. Inventory wetland and riparian vegetation within the Davis Planning Area.
- M. Wildlife protection and habitat enhancement should take priority over human use in designated habitat areas.

~~3.2 AGRICULTURAL OPEN SPACE~~

~~3.7~~ 3.2 OPEN SPACE FOR THE MANAGED PRODUCTION OF RESOURCES

The best soils surrounding Davis are to the east and south; much of this land is under Williamson Act contract as shown on Figure 8. Figure 9 shows soil classifications. The areas of soil types with the greatest limitations are to the north between the present urban area and County Road 29. The north and eastward expansion area designated by the General Plan will increase the committed urban area by about 25 percent, consuming 4 percent of the planning area's remaining open land -- mostly Class I soil.

Policies relating to the managed production of resources are also found in Section 6.5 of the Conservation Element.

Agricultural Open Space

Guiding Policies

- A. Support the Yolo County General Plan goal calling for protection of prime and other agricultural land from urban development.

*The Davis Area General Plan Land Use Element (Yolo County, January 29, 1976) states: "Maintenance of the agricultural economy of the county requires a minimum of urbanization, for the preservation of rich Yolo farm resources and the amenities of open space is, in the long-run, the highest and best use of this land" (p. 2). The City's Plan designates urban uses as needed to accommodate internal growth, and includes an ~~Greenbelt/Agriculture Buffer~~ **the Davis Greenbelt** to protect agricultural operations.*

Implementing Policies

- B. Designate lands below 25-foot elevation as floodplain and wildlife habitat to be maintained in agricultural use **and wildlife refuge restoration areas.**

Most of the open land in the planning area east of the existing urban area is in this category. See Figure 9.

- C. Prohibit new residential subdivisions and other urban development in areas designated ~~Agriculture~~ **Agricultural Reserve or Agricultural Open Space** on the General Plan Map.

This policy supports Yolo County General Plan policy L 14, which prohibits new residential or suburban subdivisions in the agricultural designated areas. (See Land Use Element policies on the greenbelt/agricultural buffer).

D. Seek adoption by Yolo County and Solano County of the following open-space preservation policies in their respective General Plans. Open-space uses include agriculture, outdoor recreation, and natural habitat preserves.

- Maintain open space land uses including outdoor recreation, and natural habitat preserves within the Davis General Plan Planning Area beyond the proposed urban-development boundaries.
- Support tax and economic incentives that enhance the economic competitiveness of agriculture, and wildlife habitat restoration.
- Apply or retain land-use controls to protect the scenic rural corridors between neighboring communities.
- Encourage voluntary restriction of development through dedication of scenic or conservation easements.
- Support activities of nonprofit land trusts and conservation organizations in acquiring development rights to open-space lands by gift or purchase by fee simple title.

E. Use all available mechanisms for preservation of open space. This may include a fee applied to land annexed to the city.

Available mechanisms for the preservation of open space may include those listed below. These are some of the few methods for assuring that the impact of conversion of prime agricultural land is mitigated to the extent feasible.

- *Open Space Mitigation Fees*
- *Land Dedication*
- *The inclusion of a charge for open space and agricultural preservation within Mello-Roos financing district special taxes, or special assessments.*

The use of these mechanisms will aid in accomplishing the following objectives:

- *Offset the conversion of agricultural or open space land to uses other than agriculture or open space.*
- *Mitigate the impacts of development on existing agricultural lands.*
- *Preserve natural habitats for plants and wildlife.*
- *Preserve the rural character of the area surrounding the City.*

- F. The City shall ensure through signage, access restriction, fines, and other available means that trespassing into agricultural areas will be minimized.

3.3 OPEN SPACE FOR OUTDOOR RECREATION

Parks and **Neighborhood Greenbelts, and landscaped open space** provide recreational opportunities and visual enhancement in the city. Recreation-oriented open space ranges from mini-parks and neighborhood parks to the Neighborhood Greenbelts in residential developments, the 28-acre Community Park, **and other components of the Open Space Element, such as Connector Greenways.**

The General Plan revision process provides the opportunity for the Davis Joint Unified School District and the City to coordinate their planning. Each new school is planned to adjoin a neighborhood or district park in order to make the most efficient use of recreation facilities.

~~This section of the General Plan covers parks; Section 3.5 establishes policies for greenbelts.~~ Policies on bicycle paths are also found in the Circulation Element. Policies in the Safety and Conservation elements outline programs the City encourages the School District to include in the school curricula.

The General Plan map designates park and school sites, including existing parks and schools, and proposed sites. Table 6 lists existing park and recreation areas and Table 7 lists existing and proposed parks and schools.

Neighborhood parks are at least five net acres, allowing adequate area for Little League fields, tot lots, etc. District parks are approximately 15 acres, providing space for adult playing fields, swimming pools or other facilities. Wherever possible, parks are located to serve both new and existing development. Parks typically have been located close to multifamily areas.

TABLE 6

EXISTING PARKS AND RECREATION AREAS

Central Park	4.9 acres
Mini Parks	8.2 acres
College Park	.9 acre
Cedar	.5 acre
Hacienda	1.0 acre
N Street	.2 acre
Redwood	1.5 acres
Putah Creek	1.8 acres
Village Park	.8 acre
Whaleback Park	1.5 acres
Neighborhood Parks	41.5 acres
Pioneer Park	5.8 acres
Chestnut Park	6.1 acres
Covell Park	5.2 acres
Redwood Park	3.2 acres
Sycamore Park	5.8 acres
Oxford Circle Park	4.0 acres
Westwood Park	6.0 acres
West Manor Park	2.9 acres
Oak Grove Park	2.5 acres
District Recreation Parks	40.0 acres
Community Park	28.0 acres
Slide Hill Park	12.0 acres
Citywide Recreation Parks	151.4 acres
Golf Course	85.0 acres
Landfill Park (partially developed)	66.4 acres
Special Use Recreational Areas and Facilities	76.5 acres
Teen Center (DRB)	.1 acre
Pence Property	.1 acre
Putah Creek Parkway (partially acquired)	65.0 acres
Little League	4.0 acres
Civic Center	7.0 acres
Emerson Tennis Courts	.3 acre
Neighborhood Greenbelts	41.3 acres
Covell Park	34.3 acres
University Village	.7 acre
Green Meadows	6.3 acres

TABLE 7
EXISTING AND PROPOSED NEIGHBORHOOD AND DISTRICT PARKS, AND SCHOOLS BY DATA UNIT

Data Unit	Schools/Grade		Neighborhood Parks/Acres		District Parks/Acres	
	Existing	Proposed	Existing	Proposed	Existing	Proposed
West Davis	Emerson JHS/7-9	New/K-6	Westwood/6.0 ac. West Manor/2.9 ac.			New/15 ac.
North Central				New/7 ac.		
Central Davis	West Davis/K-3 North Davis/K-6 West Davis Intermediate/4-6 Davis HS/ 10-12	New/K-6 (District-owned site)	Covell/5.2 ac. Redwood/3.2 ac. Sycamore/5.8 ac. Oxford Circle/4.0 ac.		Community/28.0 ac.	
East Davis	Birch Lane/K-6 Holmes JHS/7-9 Valley Oak/K-6		Chestnut/6.1 ac. Oak Grove/2.5 ac.	New/7 ac.	Slide Hill/12.0 ac.	
East Davis/Mace		New/K-6		4/New Total 11 ac.		New/23 ac.
South Davis	Pioneer/K-6	New/K-6	Pioneer/5.8 ac.	New/5 ac.		New/17 ac. New/15 ac.
Core Area					Central/4.9 ac. (includes expansion)	
TOTAL	-----	4 New/K-6	9/41.5 ac.	5/30 ac.	3/44.9 ac.	70 ac.

Outdoor recreation areas and facilities in the open space system should offer a variety of experiences and opportunities. The system should include scenic vistas, allow for access to a future regional open space network, and provide educational opportunities where appropriate. The components of the Open Space Element should enhance opportunities for varied types of non-motorized transportation in and around Davis, and consider the needs of pedestrians, bicyclists, equestrians, and physically limited individuals. **Limited parking for vehicles should be provided as part of the Davis Greenbelt and Environmentally Sensitive Habitat Area components so that users of all kinds can access these resources.**

Environmentally Sensitive Habitat Areas

Guiding Policies:

- A. **Develop public access areas to view wildlife and habitat.**
- B. **Protect and preserve existing natural habitat areas within parks that are designated Environmentally Sensitive Habitat Areas.** Natural habitat areas exist in Landfill and Putah Creek parks. Policies addressing preservation of natural resources in areas other than parks are in the Conservation Element.
- C. **Minimize recreation facilities within natural habitat areas.** Design any recreation or interpretive facilities within natural habitat areas to be non-intrusive and site-sensitive.

Compatible facilities and uses include trails that inhibit traffic in natural habitat areas, benches, and interpretive markers. See also Policy 6.1 C in the Conservation Element.

Davis Greenbelt

Guiding Policies:

- D. **Develop trails network that minimizes conflicts between pedestrians, bicyclists, equestrians, and minimizes impacts on wildlife.**
- E. **Develop the Davis Greenbelt to have segments which vary in overall size and configuration, level of development, and type of intended activity; follow property lines where feasible when establishing the boundaries.** At the northeast and northwest

portions that are adjacent to Covell and Mace Boulevards, the width should be greater to separate public use from traffic impacts.

- F. Provide informal areas for people, especially children and teens, to interact with nature and natural landscapes.

Connector Greenways

Guiding Policies:

- G. Create new links where access to the existing system is currently lacking.
- H. Provide a continuous system of on- and off-street interconnected bikeways for recreational use and transportation.

Figure 10, Bicycle Circulation, shows existing and proposed bikeways. Additional policies on bicycle routes are in the Circulation Element.

- I. Pursue bicycle route connections with neighboring communities. Coordinate planning of these facilities with Yolo and Solano counties.

Neighborhood Greenbelts

In addition to parks, the General Plan designates existing and proposed linear open spaces as **Neighborhood Greenbelts**.

Guiding Policies

- J. Require greenbelts in plans for new development areas. **Neighborhood Greenbelts** shall be of varying width, averaging about 100 feet and include grass, trees, and bike paths. Acreage of existing greenbelts north of Covell Boulevard west of the railroad is 10 percent of the residential area, the ratio expected for greenbelts in new projects.

Greenbelts are schematically indicated on the General Plan map.

- K. Provide convenient greenbelt access points in all new development.
- L. Greenbelts are to be dedicated and improved separately from dedication of park acreage or payment of in-lieu fees as authorized by the Quimby Act (Gov. Code 66477).

The Quimby Act permits the City to require, by

ordinance, dedication of land and/or a fee for park and recreational purposes as a condition of approval of subdivision. All Quimby Act resources are needed to acquire and develop a system of neighborhood and district parks serving new development areas.

Greenstreets

Guiding Policies:

- M. Enhance the existing bicycle network, especially in the vicinity of UC Davis. Work with the University in improving access routes through campus to connect with the open space network.
- N. New streets that are designated as Greenstreets shall incorporate on-street bicycle lanes and grade separated sidewalks. Where appropriate, planting strips shall be provided for street trees between bicycle lanes and sidewalks on both sides of Greenstreets. Existing Greenstreets shall be evaluated for adequate tree canopies. Streets found to be lacking sufficient canopy shall be considered for street tree improvement programs.

City and Neighborhood Parks

Guiding Policies:

- O. Acquire and develop parkland that is sufficient to provide, where land is available, a neighborhood or district park within 3/8 mile and a district park within 1-1/2 miles of all dwelling units.
- P. Design and locate each new neighborhood park to serve as a visual amenity for the surrounding neighborhood.
- Q. Use planting schemes that increase habitat values, e.g. use plants known to attract desirable wildlife, in new parks developed within the City limits.
- R. Encourage the continued involvement of citizen groups in the planning, construction, and maintenance of park and recreation facilities.
- S. Strive for original and innovative park design, both in a functional and visual sense. Encourage the inclusion of park equipment designed by artists.

- T. Ensure that all city residents have access to recreation programs and facilities.
- U. Expand access to parks by developing facilities for night-time recreation in district parks.
- V. Protect and preserve existing natural habitat areas within parks **and incorporate natural habitat areas into future city parks.**
- W. Locate each new neighborhood park near the center of the neighborhood that it will serve.
- X. Do not allow land that is not suitable for building to be counted toward fulfilling parkland dedication requirements.
- Y. Provide adequate shade and wind protection in parks by using various landscaping techniques and constructed elements including:
 - Trees for shade and wind protection.
 - Fast- and slow-growing shade trees should be intermixed to provide shade in parks in the near term, as well as in the future. Tree rows for wind protection also provide a visual screen that aesthetically enhances the park environment.
 - Shade structures including arbors, lattice-work canopies, and trellises.
- Z. Develop standards for night-time activities and facilities, including lighting, that minimize impacts on surrounding residential areas.
- AA. Design parks to be accessible by pedestrians and a variety of transportation modes including car, bus, and bicycle.
- BB. Provide facilities within neighborhood parks that will meet the needs of nearby residents, as determined by the Neighborhood Park Planning Committee for that neighborhood.
- CC. Provide park facilities in District Parks that will meet the needs of specific-interest groups and of city residents as a whole.
- DD. Encourage the location of child-care facilities on or near park sites.

EE. Coordinate recreation and child care programs with other City programs, such as arts and cultural programs.

FF. As appropriate, incorporate short- and long-distance views in park design and planning.

Benches or walks that provide views of mountains, hills or fields greatly enhance the recreation experience.

GG. The City shall preserve its existing parks as valuable open space. Prior to converting parkland to other uses, all feasible alternatives shall be considered.

HH. A public campground should be located within the Davis Planning Area. This campground would be considered an urban campground and would be for the purpose of providing visitors to Davis a rustic alternative for overnight accommodations while enjoying the Davis environs on a short-term basis.

~~3.4 PARK AND RECREATION FACILITIES, PLANNING, AND DESIGN~~

~~3.5 GREENBELTS~~

~~3.6~~ 3.4 OPEN SPACE FOR PUBLIC HEALTH AND SAFETY

Land within one mile of the landfill site is designated as Open Space for Public Health and Safety. The General Plan Map shows a "landfill-related use restrictions" designation for this area. Residential development within this area is prohibited due to public-health concerns, such as vectors, and because of odor. Airports also are prohibited in this area because of the hazard posed to aircraft by the large number of sea gulls that congregate in the area of the landfill.

General Policy

A. All projects constructed as part of the Davis Greenway system shall be reviewed by the appropriate City departments to ensure that public safety concerns are met. This review shall include measures such as incorporation of fire protection by provision of access to open space uses and assurance that all bicycle and pedestrian paths are sufficiently wide and durable to support emergency vehicles for routine patrol or medical response.

Davis Greenbelt

Guiding Policy:

- B. In order to allow efficient cultivation, pest control, and harvesting methods to be employed on agricultural land, require those property owners wishing to develop to provide a buffer or other means of mitigating the adverse effects of urban development on adjoining agricultural land. Urban development may accomplish this by dedicating land for the Davis Greenbelt. Any project developed within the Davis Greenbelt must also comply with this policy.

Community Infrastructure

Guiding Policy:

- C. Treated waste-water, storm water discharge, and their related facilities should be utilized for Environmentally Sensitive Habitat Areas where appropriate and if environmentally sound.
- D. Community Infrastructure facilities may also serve as open space. Habitat values shall be considered when developing management plans for these areas.

CONSERVATION ELEMENT

Amend and add policies as follows:

6.1.A Preserve, enhance, and where feasible, restore and ~~protect~~ natural habitat areas.

6.1.B Where preservation of habitat is not feasible in new development, replacement of equal or greater value shall be required.

6.2.J ~~Preserve agricultural Reserve lands adjacent to the Yolo Bypass, an important site on the Pacific Flyway for migratory waterfowl and other bird species, for the preservation and restoration of wildlife habitat and wetlands while maintaining compatible agriculture. Causeway to preserve the habitat which is part of the Sacramento Valley flyway for migratory waterfowl and other bird species.~~

6.4.F ~~Evaluate and~~ Develop a program to encourage

reuse of treated wastewater **and other suitable drainage water.**

*Possible uses for treated wastewater include **sheet flooding to create wetlands, the formation of a City groundwater aquifer recharge program** or sale of treated wastewater for irrigation.*

SAFETY ELEMENT

Amend policy as follows:

7.2.A Locate development outside of flood-prone areas unless mitigation of flood risk is assured.

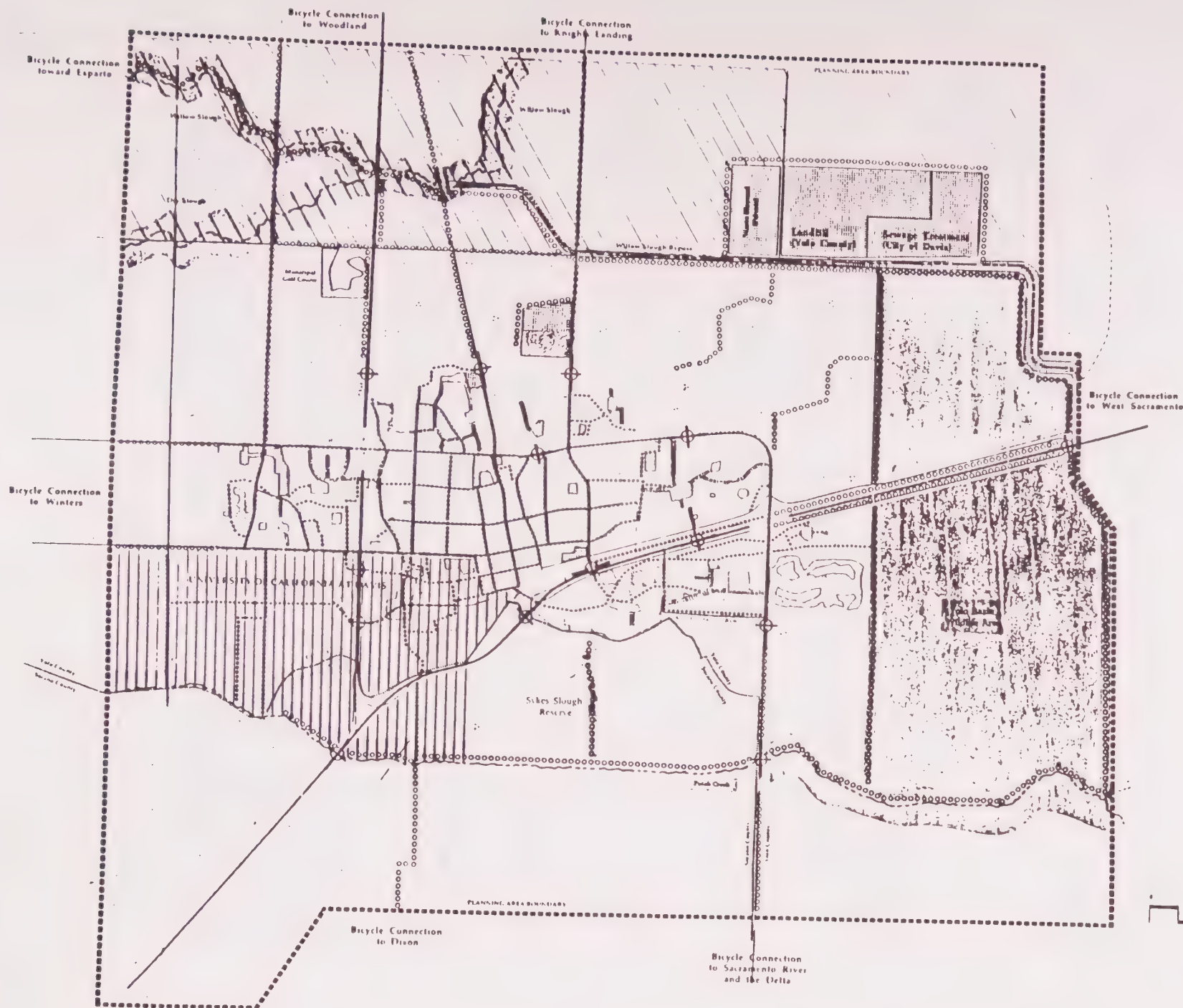
*Figure 11 shows flood-prone areas. Open Space Policy 3.2.B also provides for designation of lands below 25-foot elevation as flood plain **and wildlife habitat** to be maintained in agricultural use **or as wildlife habitat.***

a:OSE-TEXT

DAVIS OPEN SPACE ELEMENT

DRAFT PLAN

4/4/1990



	AGRICULTURAL RESERVE
	AGRICULTURAL OPEN SPACE
	ENVIRONMENTALLY SENSITIVE HABITAT AREAS
	DAVIS GREENBELT
	CONNECTOR GREENWAY
	HIGH INTENSITY GREENBELT
	PARKS AND RECREATION
	GREENSTREET
	COMMUNITY INFRASTRUCTURE
	GRADE SEPARATION CROSSING
	WATERWAY
	UNIVERSITY OF CALIFORNIA
	YOLO/SOLANO COUNTY BORDER

NOTES:

- 1 The open space designations are shown schematically. Actual dimensions will be determined on a project by project basis.
- 2 The Yolo Basin Wildlife Area to the east of Davis may contain compatible agriculture.



Figure 7A

* DAVIS COMMUNITY HOUSING LOTS

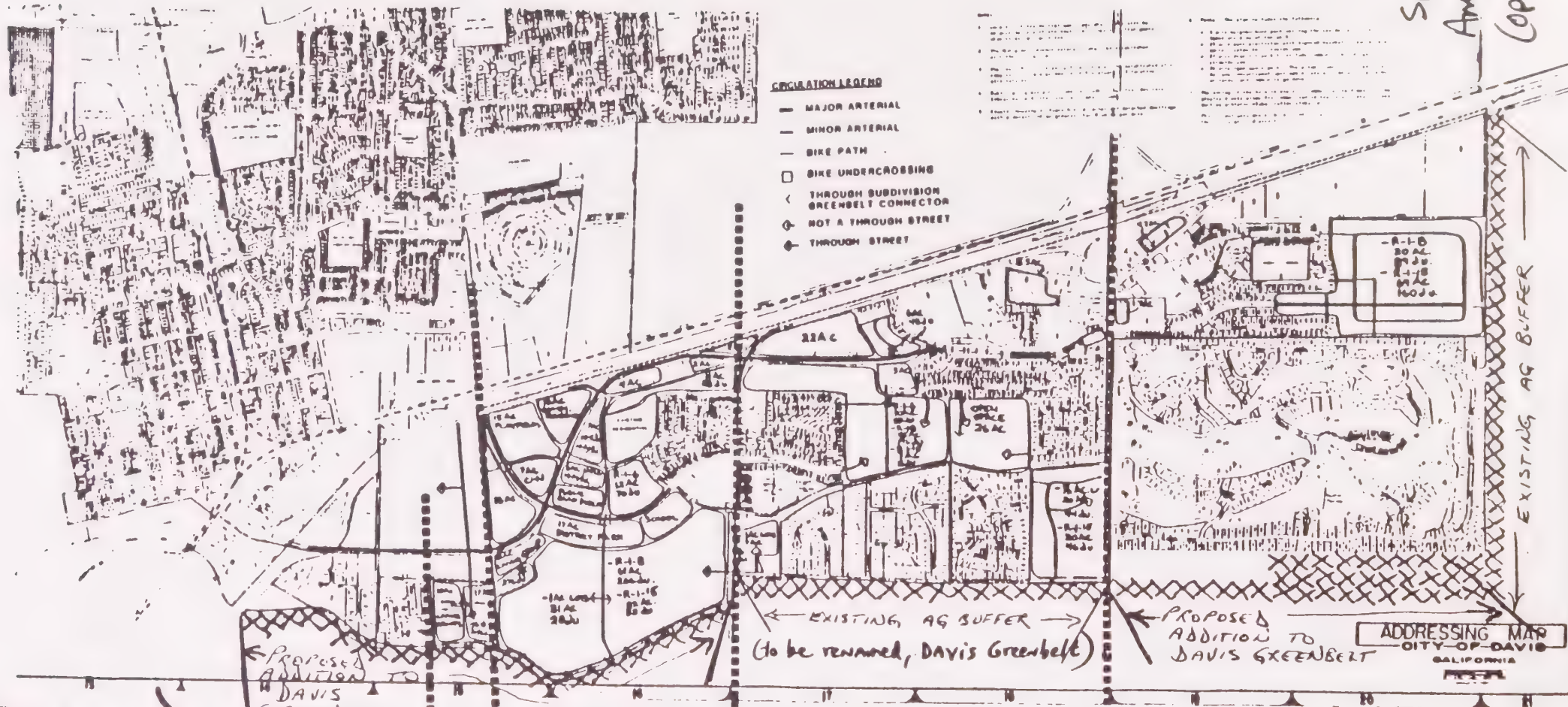
**SOUTH DAVIS SPECIFIC PLAN
LAND USE MAP**

Exhibit B

South Davis
Specific Plan

Amendment #2-B9

(Open Space Element)
24-27



NO PROJECT SHALL EXCEED THE DENSITIES ALLOWED IN THE GENERAL PLAN

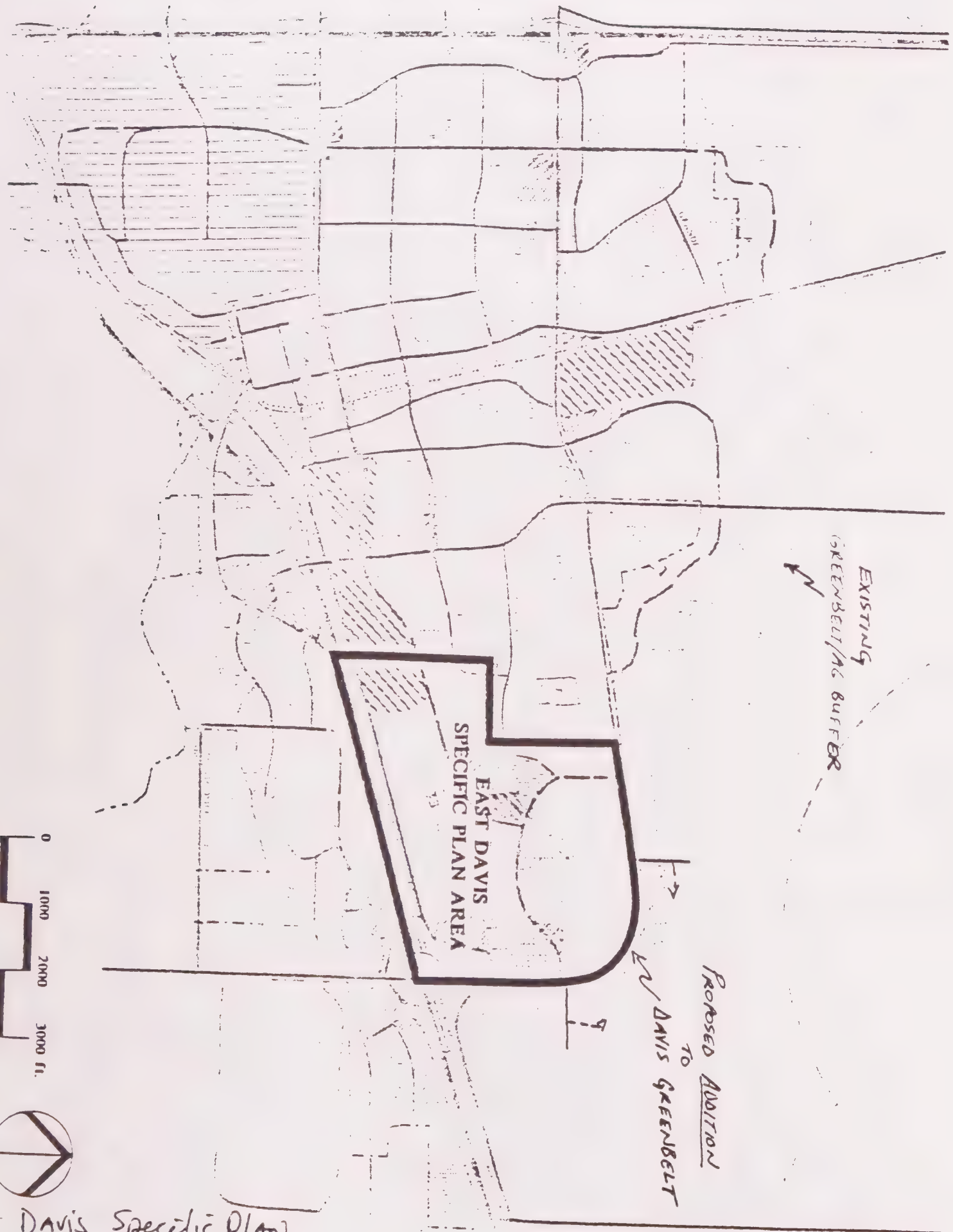


Figure 1: LOCATION DIAGRAM



East Davis Specific Plan
 Amendment # 3-89 (OPEN SPACE ELEMENT)

Exhibit C

20
 37

COMMUNITY DEVELOPMENT DEPARTMENT STAFF REPORT
CITY COUNCIL

MEETING DATE: JUNE 20, 1990

TO: BOB TRAVERSO, CITY MANAGER

FROM: BILL ALLAYAUD, PRINCIPAL PLANNER

SUBJECT: PROPOSED OPEN SPACE ELEMENT: GENERAL PLAN
AMENDMENT #7-89, SOUTH DAVIS SPECIFIC PLAN
AMENDMENT #2-89, EAST DAVIS SPECIFIC PLAN
AMENDMENT #3-89, AND ENVIRONMENTAL IMPACT REPORT
#1-89TABLE OF CONTENTS

	Page
I. PROJECT SUMMARY	
II. HISTORY/BACKGROUND	2
III. MAJOR FEATURES OF THE PROJECT	3
IV. ANALYSIS OF GENERAL PLAN AMENDMENTS	4
A. LAND USE ELEMENT	6
B. CONSERVATION ELEMENT	7
C. SAFETY ELEMENT	9
D. OPEN SPACE ELEMENT	9
1. LAND USE DESIGNATIONS	9
2. POLICIES	14
V. ANALYSIS OF SPECIFIC PLAN AMENDMENTS	16
A. SOUTH DAVIS SPECIFIC PLAN	16
B. EAST DAVIS SPECIFIC PLAN	17
VI. FISCAL ANALYSIS	17
VII. SUMMARY OF COMMENTS AND ACTIONS OF THE PLANNING, NATURAL RESOURCES, AND PARKS AND RECREATION COMMISSIONS	19
VIII. ATTACHMENTS:	
RESOLUTIONS	
EXHIBIT A: GENERAL PLAN AMENDMENTS	
EXHIBIT B: SOUTH DAVIS SPECIFIC PLAN MAP	
EXHIBIT C: EAST DAVIS SPECIFIC PLAN MAP	
ARTICLE FROM NATIONAL GEOGRAPHIC CONCERNING GREENWAYS AND OPEN SPACE	

I. PROJECT SUMMARY

The City's current General Plan contains an Open Space Element as required by State law. The open space land use classifications in the current General Plan (as part of the Land Use Element) are: Parks/Recreation; Greenbelt; Greenbelt/Agricultural Buffer; and Agriculture.

The major features of the proposed Element are new land use classifications and new policies to guide the City when considering new development or implementing open space projects. Four existing open space land use classifications are amended significantly and five new classifications are added. The Land Use Map is amended to reflect the changes and a new Open Space Map is added. A few policies in the Land Use, Conservation, and Safety Elements of the General Plan are amended to be consistent with the new Open Space Element. Finally, map changes are made to the South Davis and East Davis Specific Plans to bring them into conformance with the Open Space Element.

The City Council approved a draft Open Space Element in January of this year in order for the staff to proceed with environmental review. **The project before the Council at this time has that draft element as its basis, but with many important additions and revisions.** For example, policies in other elements have been revised or added for internal consistency and to support the Open Space Element. Comments made by the Planning Commission and the public were taken into consideration and incorporated into the project. Also, staff has added policies that they felt strengthened or clarified the goals and objectives of the element.

Attached as Exhibit A is the proposed Open Space Element, including amendments to the Land Use, Conservation, and Safety Elements, new and amended Open Space policies, the amended South Davis and East Davis Specific Plan maps, and the new Open Space Element map.

The project schedule is as follows:

- May 15 - First Planning Commission hearing
- May 23 - Joint hearing of Parks and Recreation Commission and Natural Resources Commission
- May 29 - Final Planning Commission hearing
- June 11 - Close of the public comment period for the Draft EIR
- June 20 - First City Council hearing**
- June 22 - Final EIR released (date approximate)
- June 27 - Final City Council hearing; adoption of project,**

including certification of Final EIR

II. HISTORY/BACKGROUND

The movement which eventually led the City in this effort to revise the Open Space Element originated in 1988 with the Landscape Architecture program at the University of California at Davis. Through the work of several professors and students, a "Greenway Plan" concept emerged. The City's Parks and Community Services Department first presented a proposal to revise the Open Space Element, incorporating the Greenway concept, to the City Council in August, 1989. Shortly thereafter, the City Council directed the Community Development Department to develop and process a new Open Space Element. Concurrently, the City adopted as part of the Major Projects Financing Plan several projects that would help implement the Open Space Element.

In December, 1989, the City held a public workshop to review a draft of the proposed Open Space Element and in January, 1990 the City Council approved that draft. Subsequently, the Community Development Department hired a consultant to prepare an EIR for the project. A scoping meeting was held in March, 1990 to gather public input on possible environmental issues that needed to be addressed. The Draft EIR was released on April 26, 1990 and the comment period on the Draft EIR will close on June 11, 1990.

There have been three public hearings held on the project up to this point. The Planning Commission held hearings on May 15 and May 29. There were a few members of the public who spoke and the Commission had a number of comments. On May 23 a joint hearing of the Parks and Recreation Commission and the Natural Resources Commission was held. There was no public input, but the Commission jointly adopted six recommendations. Please refer to Part V of this report which summarizes the recommendations made by the public and the three Commissions. Some of the recommendations made have been incorporated as revisions to the project, some were not incorporated, and some are comments to be addressed in the Final EIR by our consultant.

Originally, it was indicated that the DEIR would include a fiscal analysis of the Open Space Element to be available under separate cover. However, staff directed the consultant not to complete the analysis because it would be premature. Until the Open Space Element is adopted and implementation plans are developed, there are too many questions that are unanswerable in terms of dollar costs. For example, the original assumption in the Major Projects Financing Plan was that the City would purchase the land for the entire width of the Davis Greenbelt. Upon further

examination, it may be possible to reduce the costs through purchase of development rights only or of the public access portion only. Also, the level of detail needed to assess maintenance costs for the various components of the plan is not yet available. Because of these factors, a full fiscal analysis at this point in time would be too speculative in nature. However, **staff has included a brief discusssion of the economic feasibility of the project in this report** because there were many comments made at the previous public hearings about the lack of such analysis.

III. MAJOR FEATURES OF THE PROJECT

The Davis Greenbelt

The revised Open Space Element amends or changes the existing land use classification of Greenbelt/Agricultural Buffer to Davis Greenbelt. The Davis Greenbelt classification incorporates much of the concepts contained in the existing classification of Greenbelt/Agricultural Buffer and the Ring Greenway concept that was discussed as the revisions to the Open Space Element were developed. This designation differs from the existing designation in that it more clearly defines the size of the buffer area and the types of uses that would be allowed. It also clearly establishes that there will be a public access portion and a permanent agriculture portion.

Environmentally Sensitive Habitat Areas. (formerly known as Nature Reserves, Wildlife Habitat, and Wetlands)

The current General Plan does not have a classification to designate areas that are wetlands or other sensitive habitat. The Environmentally Sensitive Habitat Area, or ESHA, designation applies to habitats that are known to exist in Davis as well as to areas that the City hopes to see restored as habitat in the future. In the draft Open Space Element and in the DEIR, this land use classification was titled, Nature Reserves, Wildlife Habitat, and Wetlands. The title Environmentally Sensitive Habitat Areas, or ESHA, is consistent with terminology being used statewide for designating these types of resources.

Agricultural Reserve and Agricultural Open Space

The current General Plan has one classification for land in agricultural use, Agriculture. The proposed amendments provide for agricultural land to be designated as one of two types, Agricultural Reserve and Agricultural Open Space. The Agricultural Open Space classification is most like the current

classification; it is for land that provides the valuable natural resource of good soil for continued agricultural production. The Agricultural Reserve classification was formerly (in the draft element approved by the City Council) known as Agricultural Preserve. The name was changed when it was pointed out by a Planning Commissioner that the "Preserve" part of the name could cause confusion because of an existing Yolo county zoning classification.

The Agricultural Reserve classification is a new concept. This designation is for lands that the City believes should be in permanent agriculture in order to provide a permanent buffer between Davis and other urban centers and additionally has the natural resource of good soil.

Connector Greenways

Connector Greenways are a new concept for the City's General Plan. These are essentially greenbelts that extend out from the City center that will allow bicyclists and pedestrians to travel to recreation or habitat areas or to nearby communities such as Woodland and Winters while staying off of roads. Connector Greenways may follow existing roads or railroad tracks, or may follow a natural feature, such as a creek. They will vary in width, but most likely be wider along natural features and more narrow where adjacent to existing roads.

Greenstreets

Greenstreets are another new classification for the City Land Use Map. Greenstreets are existing and future city streets that will have safe and pleasant bikelanes and pedestrian lanes, as well as be pleasant routes for cars. They are distinguished by having wide bikelanes and significant landscaping, including large shade trees.

Community Infrastructure

The areas designated as Community Infrastructure include the existing city landfill and wastewater treatment facilities. In the current General Plan these areas are designated as Agriculture. There is one additional area with this designation, the upper portion of the old City landfill.

Parks and Recreation

No new areas are proposed to be designated as Parks and Recreation. However, the existing land use classification is revised to be more descriptive of what is expected and allowed for this use.

IV. ANALYSIS OF GENERAL PLAN AMENDMENTS, INCLUDING ENVIRONMENTAL IMPACT

A. Land Use Element Changes

General Plan Amendment #7-89 would amend the Land Use Element of the General Plan as follows:

- Add five new land use classifications (Section 2.3.1)
- Revise three land use classifications (Section 2.3.1)
- Amend Policy 2.1.A and Policy 2.2.F
- Delete Figure 3: "Greenbelt/Agricultural Buffer"

The five new land use classifications and the three classifications that are being revised are discussed in terms of their purpose and potential environmental impacts in the Open Space Element section which follows later in this report.

Land Use Element Policies The amendments under consideration include the revisions to the land use classifications discussed above. They also include the amendment of two current policies of the Land Use Element.

Policy 2.1.A is amended as follows, with the text in boldface indicating the additional language:

2.1.A Maintain Davis as a small, University-oriented city surrounded by farmland, **greenbelt, and natural habitats and reserves.**

The purpose of this amendment is to make this basic land use policy consistent with the intent and major emphasis of the Open Space Element. While the urban area will be predominantly surrounded by ongoing agriculture, the Davis Greenbelt will definitely become a recognizable feature that will separate urban development from rural land uses. And, in some places, notably just beyond the eastern edge of urbanization, the surrounding land use will have a major emphasis of habitat.

Adding additional greenbelt and habitat uses to the planning area will reduce somewhat the amount of prime agricultural land in the planning area, but overall the General Plan as amended will further strengthen the concept that Davis intends to pursue infill and maintain an agricultural atmosphere. The environmental impacts of this policy change is discussed further in subsequent sections of this report that analyze the Davis

Greenbelt and Environmentally Sensitive Habitat Areas.

Policy 2.2.F is amended as follows with the language that is struck-through indicating the change:

2.2.F ~~Where feasible, c~~Create open space between urban and agricultural uses to provide a visual edge.

This policy is amended to acknowledge that Davis is committed to the idea of the Davis Greenbelt as a continuous ring of open space around the urban center. The emphasis in this policy is on the visual open space that will be created. Pursuit of this policy by the City will result in some displacement of agriculture, but overall will be protective of continuing agriculture surrounding the City.

Existing Figure 3 titled "Greenbelt/Agricultural Buffer" is deleted in the amendments under consideration. This figure is a schematic representation of how the greenbelt is envisioned under the current General Plan. It is recommended for deletion because the amendments for the Open Space Element will result in a greenbelt that is significantly different in terms of the types of use allowed. There is no impact associated with the deletion of this figure.

B. Conservation Element

In order to make the General Plan internally consistent, it is necessary to amend a few policies in the General Plan's Conservation Element. Added language is in boldface and language to be deleted is struck through.

Policy 6.1.A is amended as follows:

6.1.A Preserve, **enhance, and where feasible, restore** ~~and protect~~ natural habitat areas.

The major existing natural habitat areas are along Putah Creek, Willow Slough and Dry Slough. Areas within the former Davis Landfill and the current wastewater treatment facility support considerable wildlife populations. A major potential new habitat area is the area of historic marsh and riparian forest adjacent to the Yolo Bypass.

The amendments to this policy are a recognition that the City intends not just to protect existing habitat, but where feasible, to enhance and restore habitat. The italicized text is not adopted policy, but is explanatory material in the General Plan. The amendments to this section acknowledge the habitat value of

some land that was not noted in the existing General Plan, as well as the Yolo Basin Wildlife Concept Plan.

The environmental impact of this policy is discussed in the DEIR. If the City implements the Yolo Basin Wildlife Plan, some agricultural land will be lost. Also, the DEIR indicates that some housing units would not be built. However, as discussed below under "Environmentally Sensitive Habitat Areas," this impact is almost certainly overstated because of the presence of Williamson Act contracts and Yolo County policies that restrict residential use of this area.

Policy 6.1.B is a new policy:

6.1.B Where preservation of habitat is not feasible in new development, replacement of equal or greater value shall be required.

This policy is part of the City of Davis's emerging stance on preservation of habitat and on mitigation requirements where preservation is not feasible. For example, if a proposed development, which is on a site clearly slated for urban development in the General Plan, would surround an existing habitat area, experts agree that it makes sense to relocate the habitat or mitigate its loss offsite. Because of the factors associated with offsite mitigation, experts and planning agencies in the state are requiring that the habitat be replaced on at least a 2-to-1 ratio.

It may be possible for habitats within the urban area of Davis to be relocated in areas designated as Environmentally Sensitive Habitat Areas. In other cases, onsite mitigation may be possible. But in either case, Policy 6.1.B would dictate adequate mitigation.

Policy 6.2.J is amended as follows:

6.2.J ~~Preserve agricultural Reserve lands adjacent to the Yolo Bypass, an important site on the Pacific Flyway for migratory waterfowl and other bird species, for the preservation and restoration of wildlife habitat and wetlands while maintaining compatible agriculture. Causeway to preserve the habitat which is part of the Sacramento Valley flyway for migratory waterfowl and other bird species.~~

This policy is amended to more accurately reflect the intent of the various entities and the resources involved in the Yolo Basin Wildlife Concept Plan. The land adjacent to the Bypass would become part wetland, part upland, part riparian forest, while

compatible agriculture continued in appropriate locations. The potential impacts of this plan are discussed further below.

Policy 6.4.F of the Conservation Element is amended as follows:

6.4.F ~~Evaluate and~~ Develop a program to encourage reuse of treated wastewater **and other suitable drainage water.**

*Possible uses for treated wastewater include **sheet flooding to create wetlands, the formation of a City groundwater aquifer recharge program or sale of treated wastewater for irrigation.***

This policy is amended to be consistent with the intent of the City to utilize drainage water from existing Channel A to support restoration of habitat. The DEIR has not evaluated the impact of such a use; any proposal by the City to use wastewater or drainage water in such a manner would be subject to a detailed environmental analysis.

B. Safety Element

The explanatory language in one Safety Element policy is amended as follows:

7.2.A Locate development outside of flood-prone areas unless mitigation of flood risk is assured.

*Figure 11 shows flood-prone areas. Open Space Policy 3.2.B also provides for designation of lands below 25-foot elevation as flood plain **and wildlife habitat** to be maintained in agricultural use **or as wildlife habitat.***

This amendment merely reflects the City's intent to designate the area on the eastern planning boundary and adjacent to the Yolo Bypass as Environmentally Sensitive Habitat Area. This amendment is not to the guiding policy, but to the explanatory material. The impact of this designation is discussed below.

C. Open Space Element

The following summarizes and analyzes the changes made to the Open Space Element. Every change is not discussed below since many are not substantive. See Exhibit A for the complete text of the new Open Space Element.

1. Land Use Classifications

The following is a discussion of each new or revised land use classification. The text of these classifications will be

amended into Section 2.3.1. of the Land Use Element and they will be added to the Land Use Map and the new Open Space Element Map (Figure 7A).

The Davis Greenbelt is not to be confused with Neighborhood Greenbelts which wind through development in the urban area. Rather, the Davis Greenbelt is a ring of continuous open space that would surround the City, or more exactly, urban development. Under the current General Plan, the Greenbelt/Ag Buffer designation is not continuous around the urban area. The Davis Greenbelt adds this important feature. Additionally, the Davis Greenbelt does not allow for ranchettes or care homes as envisioned in the current General Plan Greenbelt/Ag Buffer as depicted in General Plan Figure 3.

The new Davis Greenbelt classification contains standards for its dimensions and for the types of uses that will be allowed within it. There is to be a public access portion, with the rest to remain in uses such as agriculture and habitat. The Davis Greenbelt is to have an average width of 1500 feet and a minimum width of 500 feet, with the public access portion to be 100 feet in width on average. The public access portion may include uses such as trails for pedestrians, bikes, and horses, community gardens, passive and active recreation sites, and landmark or historic sites.

There was substantial discussion concerning the appropriate width of the public access portion of the Davis Greenbelt at the earlier public hearings on this project. Some Commissioners and members of the public felt that the widths as defined are too narrow, could lead to a linear corridor, and will limit the types of uses and experiences that users of the Greenbelt would have. Staff did not feel that it was necessary to change the definition because the public access portion will vary in width, being narrow in some places, say 35 feet for a bike path only, but expansive in others, say 500 feet where a habitat is incorporated. Additionally, where the Davis Greenbelt is adjacent to public recreational facilities being provided in new development, as along the north section of the urban area, the actual open space area will be significantly wider than the average 100 foot public access portion owned by the City.

However, staff concurs that the width of the public access portion where it abuts major arterials should be increased. Therefore, new Policy 3.3.E has been amended to require greater width where the Greenbelt parallels Mace and Covell Boulevards.

The DEIR indicates that the establishment of the Davis Greenbelt will have a significant environmental impact because it will result in the conversion of some prime agricultural land. Under

10

the California Environmental Quality Act (CEQA) any loss of prime agricultural land is by definition considered to be a significant environmental impact. However, because most of the Davis Greenbelt will remain in agricultural use, the notable exception being the 100 foot public access corridor, the actual loss of farmland will be minimal. The total acreage of prime ag land to be converted in the Davis Greenbelt for the entire planning area is approximately 125 acres.

This impact must be considered in the context of the entire Open Space Element and General Plan. In addition to creating a continuous public recreation/open space area around the City, the Davis Greenbelt will provide a buffer area between the urban uses anticipated in the General Plan and ongoing farming. In addition the Davis Greenbelt will provide a visible dividing line between urban uses and farming. This is consistent with existing General Plan Policy 2.2.F which calls for the creation of "open space between urban and agricultural use to provide a visual edge."

Establishing an urban/rural boundary is critical for municipalities attempting to define how urban development and ongoing farming are to coexist. The Davis Greenbelt therefore helps preserve the feasibility of agriculture. It also furthers the goal of existing General Plan Policy 2.1.A which states, "Maintain Davis as a small, University-oriented city surrounded by farmland." Implementation of the Davis Greenbelt may result in the conversion of some prime farmland, a significant environmental impact according to CEQA, but establishment of the Davis Greenbelt will result in overall protection of existing agriculture outside of the urban area.

The DEIR indicates that a significant impact of the Davis Greenbelt designation will be the loss of potential housing units that would have otherwise been able to have been built on the land designated as Davis Greenbelt. Based on the assumption that Yolo County zoning allows one dwelling unit per 20 acres, Table Q in the DEIR contains an estimate that 137 dwelling units could have been built on land designated Davis Greenbelt. The DEIR acknowledges, however, on Page 99, that this number is probably not accurate given the strong policies in the Yolo County General Plan to preserve agriculture. In fact, County Policies LU 7, LU 14, LU 16, LU 17, LU 20, and LU 21 specifically prohibit residential land uses and subdivisions for residential purposes on land designated as agriculture. Additionally, a significant point not brought out in the DEIR is that for land that is under Williamson Act contract, there is a maximum of four dwelling units allowed regardless of the parcel size. This means that a 1,000 acre parcel under Williamson Act contract could have four dwelling units maximum rather than 50 units (one unit per 20 acres) as assumed in the DEIR. For these reasons, the impact on

provision of housing is certainly less significant than the DEIR indicates. The Final EIR will reassess the impact on housing.

Environmentally Sensitive Habitat Areas (previously titled in the Draft EIR and the Draft Open Space Element as Nature Reserves, Wildlife Habitat, and Wetlands) is a new classification for the Davis General Plan. This designation allows existing sensitive areas to be properly identified and it will provide a classification for any future habitat areas that are created. As most people are aware, Davis is participating in the development of the Yolo Basin Wildlife Area Concept Plan which, if implemented, would result in a large area of agricultural land just west of the Yolo Bypass levees being converted to wetland, upland, and riparian vegetation, with some areas of compatible agriculture being maintained. The ESHA classification also allows for passive and low intensity recreation, as well as, nature study and interpretive centers.

The ESHA designation is also used for Putah Creek and Willow and Dry Sloughs in recognition of their important habitat values.

The DEIR found that the designation of large areas as ESHA would be a significant environmental impact for three reasons: it would result in an increase in rodents adjacent to agriculture, which would adversely affect crops; it would mean the loss of prime agricultural land; and it would result in less housing units being developed in the portion of the planning area in Yolo County.

With regard to increased rodent populations, this impact may be overstated in the DEIR. While it is true that ESHA's provide habitat that could foster an increase of rodents, they also support predator species that keep the rodent population in check.

Concerning the loss of prime agricultural land, it is true that if the Yolo Basin Wildlife Plan is implemented as envisioned, significant amounts of farmland would be lost. However, it should be pointed out that this area was at one time prime habitat and was converted to farmland in this century. The Yolo Basin Wildlife Plan would simply return some of this land back to its original state, albeit, not without some cost. The benefit to the region, state, and even nation of increased waterfowl and other habitat should not be underestimated.

The final significant impact of establishing ESHA's as identified by the DEIR is the potential loss of housing units. Table Q in the DEIR shows the potential number of dwelling units that could be built in this area as 320. As discussed above in the section on the Davis Greenbelt, this number is unlikely given the policies of the Yolo County General Plan and the restrictions

imposed by Williamson Act contracts. Again, the Final EIR will reassess this impact.

Agricultural Reserve is another new classification for the General Plan. As described above, it is used to designate land that the City believes should be in permanent agriculture in order to provide a permanent buffer between Davis and another urban area. On the Open Space Map, the area given this designation is across the entire northern limits of the planning area.

The DEIR identifies a significant impact associated with this land use designation as the potential loss of housing units that could have otherwise been built there. Table Q in the DEIR gives an estimate of 372 dwelling units that could have been built. Again, per the discussion above regarding the Davis Greenbelt and Environmentally Sensitive Habitat Areas, this impact is overstated and will be reassessed in the Final EIR.

Agricultural Open Space is a new classification, but basically in name only. This designation is used to classify the remaining farmland in the planning area that is not designated Agricultural Reserve. The result is that most of the land now designated as Agriculture under the current General Plan will now be designated as Agricultural Open Space. The DEIR does not identify any significant impacts associated with this change.

Connector Greenways are introduced to the General Plan in this revised Open Space Element. Connector Greenways, as described above, will act as greenbelts that extend out from the city center towards other communities or natural features. This will allow bicyclists and pedestrians to access these areas without interference from automobiles.

The only significant potential environmental impact associated with the establishment of the Connector Greenways that is identified in the DEIR is the loss of prime agricultural land. The DEIR estimates that 180 acres of prime farmland would be converted. This acreage could be lower if the Connector Greenways were assumed to be more narrow in width, for example, 30 feet; the DEIR assumes a Connector Greenway width of 100 feet along Channel A, the railroad, and the City of Davis landfill.

Again, by CEQA definition, any loss of prime farmland is considered to be a significant impact. However, if these Connector Greenways are established, they will not disrupt ongoing agriculture to any significant extent. They will follow existing roads or natural features and will rarely, if at all, be sited through the middle of farming operations.

13

Greenstreets are a new classification for the General Plan and denote streets that have wide bikelanes and significant trees and landscaping. They might be thought of as the urban equivalent of the Connector Greenway, with the additional provision of facilities for automobile traffic. Amendments made by staff in response to concerns raised by the Planning Commission, consisting of a revised definition and added policies, clarified what the Greenstreet should be.

The DEIR has not identified any negative environmental impacts that would be associated with the establishment of Greenstreets.

Neighborhood Greenbelt is the new name for the current General Plan designation of Greenbelt. The description of this classification in the current General Plan is expanded by the revised Open Space Element to be more descriptive and definitive, but the actual areas designated are not changed. Therefore, no environmental impacts are expected from this amendment.

Community Infrastructure is a new classification introduced in the revised Open Space Element. This classification is used for two areas currently designated Agriculture, the Davis landfill and the Davis wastewater treatment facility. It is also used for the City-owned site just north of the old landfill, which is currently being leased to a photovoltaic research business.

The DEIR does not identify any environmental impacts associated with these designations.

Parks and Recreation is a classification currently used in the General Plan. These amendments do not change any of the designations on the map, but do change the definition of Parks and Recreation. The definition is expanded to include the range of recreational activities that could be included on a site with this designation.

There were no impacts identified by the DEIR for this land use classification.

The above designations are integrated into the various components of the Open Space Element. The following is a discussion of the policies that elaborate and detail these classifications.

2. Policies of the Revised Open Space Element

The Open Space Element is organized around the four types of open space lands that are required to be addressed by state planning law: open space for preservation of natural resources; open space for the managed production of resources; open space for outdoor

recreation, and open space for public health and safety.

Open Space for the Preservation of Natural Resources

The policies in this section are all new for the Open Space Element and relate to the land use designation of Environmentally Sensitive Habitat Areas or ESHA (formerly Nature Reserve/Wildlife Habitat/Wetlands). The policies detail the types of activities that should or can be pursued in an ESHA. The policies also describe how manmade features, such as drainage ponds or waste water discharge areas, can function as ESHA's.

There are no significant environmental impacts associated with these policies. The policies detail the land use classification of ESHA, the types of uses that are encouraged and the restrictions on use of these areas. The impacts of designating land as ESHA was previously discussed.

Open Space for the Managed Production of Resources

This portion of the Element concerns agricultural land. The policies in this section are the current Open Space policies and only two technical changes are made to bring them into conformance with the amended Element. Therefore, there are no impacts associated with this section's policies.

Open Space for Outdoor Recreation

This section contains policies for ESHA's, the Davis Greenbelt, Connector Greenways, Neighborhood Greenbelts, Greenstreets, and Parks. Much of the section consists of existing policies, with technical amendments where appropriate to bring consistency with the new designations. New policies are provided for the Davis Greenbelt that guide its development. Policies are added for Connector Greenways to promote a complete circulation pattern. Finally, Greenstreet policies are provided to guide future development of these circulation elements.

As discussed above in the section on land use classifications, the Planning Commission recommended adding one significant policy to the policies on the Davis Greenbelt. This policy is part of Policy 3.3.E and calls for a greater width for the public access portion of the Davis Greenbelt. This change is not expected to cause any significant impact.

Pursuant to the direction of the Planning Commission several policies were added to the Parks and Recreation policies in this section. One is new Policy 3.3.GG which calls for the preservation of open space within existing parks. Another new policy, 3.3.HH, calls for the establishment of an urban

campground within the planning area. The policy does not designate any particular site, but merely states that one should be considered. The last addition was language put into the narrative for Section 3.3 that states that limited parking should be provided in the Davis Greenbelt and ESHA's to ensure adequate public access.

The environmental impacts of these new and amended policies are not significant. The impacts of the designations that they relate to were previously discussed. The changes made pursuant to the Planning Commission hearings should also not generate any significant environmental impacts. As with the entire Open Space Element, if and when any particular portion of the plan is implemented and a specific project is proposed, environmental review will have to take place at that time.

Open Space for Public Health and Safety

There is a significant policy amendment in this section for the Davis Greenbelt. The amendment requires that property owners proposing new development dedicate land for the public access component of the Davis Greenbelt. This section also has two new policies for Community Infrastructure that emphasize that these facilities can serve as habitat.

Again, the environmental impacts of these policies are minimal. The impacts of the land use designations that they relate to have been previously discussed.

V. ANALYSIS OF SPECIFIC PLAN AMENDMENTS

A. South Davis Specific Plan

One amendment to the South Davis Specific Plan is under consideration and it is a map change only. The current map has a designation of Agricultural Buffer around a portion of the periphery of the South Davis Area. The amendment would fill in the peripheral areas that do not have this buffer with the designation of Davis Greenbelt. The terminology of Agricultural Buffer will be dropped in favor of Davis Greenbelt. The impacts of this designation were previously discussed. The map change is shown on attached Exhibit B.

B. East Davis Specific Plan

As with the South Davis Specific Plan, only a map change is proposed for the East Davis Specific Plan. The change is to add a section of Davis Greenbelt to the periphery of the area to fill in a section that does not currently have a Greenbelt/Ag Buffer

designation. Again, when the Open Space Element and General Plan amendments are adopted, the terminology will be consistent for this periphery area, i.e., Davis Greenbelt. The map change is shown on attached Exhibit C.

VI. FISCAL ANALYSIS

The adoption of a revised Open Space Element and associated General Plan amendments does not in itself represent a cost to the City. The General Plan is simply that, a plan to guide the development and conservation of the City and its planning area. However, if the City is to implement this plan there will be hard costs that will have to be taken into account.

There are three basic costs associated with the implementation of this project:

- (1) The cost of planning, that is, designing of specific projects, such as a section of Davis Greenbelt, including the cost of environmental impact reports;
- (2) The cost of acquisition, that is, the purchase of land that the City intends to do a project on or wants to protect as permanent wildlife habitat; and
- (3) The cost of maintenance, that is, the need to maintain and repair the improvements the City may make on land acquired for open space purposes.

The staff presently cannot give definitive cost estimates for each of the above. **The exact costs will be calculated as the project is implemented.** The following discussion is meant to demonstrate that **the project before the City Council at this time is economically feasible.**

We need only look to the City's Major Projects Financing Plan (MPFP) to recognize that the City intends to, and is capable, of financing its Open Space Element. This includes financing the features of the existing Element, which is mainly parks, and the financing of the major new feature in the Element, the Davis Greenbelt. Additionally there are monies earmarked in the MPFP for acquisition of habitat areas. The MPFP may have to be updated in the future to effectively implement this plan. As a matter of course, the City annually reviews and updates the MPFP, and adoption of this plan will be a consideration in this annual process.

MPFP Project I.1, with a total of \$11,797,496 allocated, is for

the acquisition of open space to provide a transition zone on the urban periphery of the city separating urban and agricultural uses. MPFP Project I.2, with a total of \$4,367,700 allocated, is for the "City Periphery Greenbelt" and would fund the improvement of a 50-foot wide greenbelt within the transition zone (Project I.1) consisting of landscaping and a bike path. MPFP Project I.3, with a total of \$2,000,000 allocated, is for the acquisition of wetland and riparian habitat. Finally, MPFP Project D.7, with a total of \$2,560,000 allocated, is for the acquisition of land for wildlife habitat as part of the City's wastewater discharge plans (a wet area will be created with suitable directed wastewater). All four of these projects are existing allocations, with a flow of funds over the years assured through the collection of fees from both new and existing development.

The use of the funds described above for implementation of the Open Space Element as it would be amended is appropriate, because these funds were intended for essentially the same purpose. The details of the projects have changed somewhat compared to what was visualized when the MPFP projects were adopted, but the projects are the same in terms of intent. The "transition zone" of Project I.1 would become the "Davis Greenbelt", the improvement of the "City Periphery Greenbelt" in Project I.2 would become the improvement of the public access portion of the Davis Greenbelt, and the acquisition of land for habitat in Projects D.7 and I.3 would remain the same if the new plan is adopted.

As far as the adequacy of funds is concerned, an exact fit between the existing funds allocated in the MPFP and the funds needed to implement the plan is not possible for the reasons described above. As more definitive plans are adopted, revisions to the Major Projects Financing Plan may be necessary.

Project I.1 includes the largest amount of money for implementation of the plan, \$11,797,496. In the current MPFP, this money is for acquisition of what will now be called the Davis Greenbelt. There is one important difference or change in the project, however, that basically assures that the proposed Davis Greenbelt will be economically feasible. The assumption made in Project I.1 is that the acquisition would be of a 1500 foot wide (on average) buffer area. In fact, the proposed Davis Greenbelt will be 1500 feet wide on average also, but **only the public access portion of the Davis Greenbelt would be acquired.** Instead of buying a 1500-foot wide strip around the City, only a 100-foot strip (on average) will be acquired. This results in less acquisition costs than what was assumed in the MPFP.

Project I.2 is for improving a greenbelt within the buffer area around the City. The proposed Davis Greenbelt includes a public

18

access portion that will need to be improved. It will be wider than what was assumed in the MPFP, a 100-foot average instead of a 50-foot average, but Project I.2 is clearly a significant commitment towards being able to implement this portion of the plan.

Project I.3 is \$2,000,000 for wetland and riparian habitat acquisition, the source of which is Proposition 70, which was approved by the voters in 1988. These funds could be expended anywhere deemed appropriate, with perhaps the most critical or threatened areas being acquired first. The funds could be used for purchase of riparian corridors along Willow Slough, Dry Slough, and Putah Creek. The Yolo Basin Wildlife Area Concept Plan obviously will require a greater amount of funds than what is included in Project I.3, but that Plan is being pursued by a consortium of entities that will pull together a variety of funding sources.

Project D.7 will contribute \$2,560,000 towards habitat acquisition in the portion of the eastern planning area that will be designated as Environmentally Sensitive Habitat Area in the new Open Space Element. The purpose of the project is to acquire an overland flow site for City wastewater, but its effect will be to aid in the implementation of the open space plan.

Another source for acquisition of land for the Open Space Element is not a part of the MPFP. This source is the private developers who will need to mitigate the impacts of their new projects. They will be providing some areas of land that will be incorporated into the Davis Greenbelt for recreational purposes. There is also the strong possibility that they will need to acquire or obtain development rights to land for mitigation of impacts on wildlife. For example, land outside of the urban area will need to be set aside as replacement habitat for the threatened species, the Swainson's Hawk.

In conclusion, although it is not possible to provide a definitive cost estimate for the implementation of the Open Space Element at this time, it appears that the project is economically feasible. Funds have been set aside to ensure that projects can be accomplished after specific plans are developed.

VII. SUMMARY OF COMMENTS AND ACTIONS FROM THE PLANNING, NATURAL RESOURCES, AND PARKS AND RECREATION COMMISSIONS

The Planning Commission adopted the following recommendations at their May 29 hearing:

- (1) That the City Council adopt Amendment #7-89 to the City of

Davis General Plan revising the Land Use Element, the Open Space Element, the Conservation Element, the Safety Element, and the General Plan Map;

(2) That the City Council adopt Amendment #2-89 to the South Davis Specific Plan consisting of map changes only; and

(3) That the City Council adopt Amendment #3-89 to the East Davis Specific Plan consisting of map changes only.

The Planning Commission also adopted the following resolution:

That Planning Commission has reviewed Draft Environmental Impact Report #1-89, found it to adequately address the impacts of the project, except as noted by the Commission.

The last phrase, "except as noted by the Commission" refers to the comments that the Commissioners made that the EIR consultant will respond to in the Final EIR.

The following are comments, questions, or suggestions made by the Planning Commissioners that were incorporated into the project.

(1) The land use designation of "Agricultural Preserve" might be confused with the Yolo County zoning designation of the same name.

Action: The designation of "Agricultural Preserve" has been changed to "Agricultural Reserve."

(2) The designation "Greenstreet" needs to be defined better.

Action: The definition of Greenstreet was refined and policies were added (see Policy 3.3.N) to direct the development of the concept.

(3) The public access portion of the Davis Greenbelt needs to be wider, especially along busy streets.

Action: Policy was revised to call for the public access portion to be wider where it is adjacent to Covell and Mace Boulevards (see Policy 3.3.E).

(4) More credit needs to be given to the Landscape Architecture program at UCD for developing the Greenway concept.

Action: The introduction to the text of the Open Space Element has been subtitled, "The Greenway Plan" and the text was revised to credit the originators of the Greenway concept.

(5) The Neighborhood Greenbelt designation in the Mace Ranch area just north of the proposed bicycle overcrossing of the Interstate is offset.

Action: The Open Space Element Map has been revised to reflect current planning for area. There is no longer an offset.

(6) An urban campground should be considered for the Davis Greenbelt; the northeast portion of the Greenbelt around the Mace curve is a good location.

Action: Policy 3.3.HH was added to the Open Space Element which calls for a public campground to be located within the Planning Area. No specific site is mentioned.

(7) Parking needs to be provided for users of the Davis Greenbelt and the habitat areas.

Action: Text was added to the narrative in the section called, "Open Space for Outdoor Recreation" that calls for provision of vehicle parking in these areas.

(8) There should be a policy statement on the preservation of open space the City has in its existing parks.

Action: Policy 3.3.GG was added that calls for the City to preserve its existing parks as valuable open space and to consider all feasible alternatives before converting them to other uses.

A number of the comments made by the Commissioners were directed to impacts or mitigation identified in the Draft EIR and the EIR consultant will address those in the Final EIR.

The Planning Commission also made a number of comments that were not incorporated into the project. Staff responded to these comments in writing at the May 29 hearing. The more significant ones are discussed below.

Comment: The public access portion of the Davis Greenbelt needs to be wider in general.

Response: The width of the public access portion was established by the City Council. Staff does not envision that the greenbelt will be a "linear and unpleasant recreational experience" as one member of the public described it. This is because the public access corridor will vary in width and in the type of use that occurs in the various areas surrounding the City. For example, where the Greenbelt borders public recreational facilities that

will be provided in new development, the public access area will in effect be much wider than 100 feet. Furthermore, there may be areas that will be of minimum width with only a bikepath, trail, and some planting, but there will be areas much greater than 100 feet, such as in the north-central area where the City owns property.

Comment: The public access portion of the Davis Greenbelt should be delineated on the map.

Response: Staff did not agree with this suggestion made by a member of the public. The policy language for the Davis Greenbelt clearly indicates that there is a public access component. Also, by showing the corridor in a specific location on the map, planning options and flexibility could be limited for those attempting to design the trails in a manner that is most beneficial and logical.

Comment: At a minimum, the public access portion of the Davis Greenbelt should be called the "Davis Greenway".

Response: The term "Davis Greenway" was introduced in the original work done at the University, however, the City Council decided early this year to use the name "Davis Greenbelt". Staff is following the wish of the Council.

Comment: Davis wastewater is high in selenium and use of this water in a habitat area could lead to an environmental disaster.

Response: The EIR consultant will address this issue. Staff responded at the hearing that this water would not be used in any habitat area until environmental impacts were analyzed and it was found to be acceptable.

Comment: Watering the Greenbelt is a concern, especially during a drought. Also, could wastewater be used for irrigation.

Response: Most of the Davis Greenbelt will not be landscaped as a regular park or Neighborhood Greenbelt would be. For these areas, it is intended that plantings will consist mainly of native and drought-tolerant species that require little, if any, watering. When the plantings are in their early stages of development, temporary watering would be necessary, which could be done through the use of watering trucks.

The Natural Resources Commission and the Parks and Recreation Commission held a joint hearing on May 15 to consider the project. They adopted the following joint recommendations:

- (1) Regarding Mitigation Measure #17 on page 109 of the EIR which states, "On sections of trail that cannot significantly avoid owl dens, the City shall erect at least a low fence or other barrier or a taller fence, or establish a leash law for pets," the Commissions note that Davis already has a leash law and that vegetative barriers or earth berms should be used instead of fences where possible.
- 2) Add to Policy 3.3.D of the Open Space Element the language in boldface: 3.3.D Develop a trails network that minimizes conflicts between pedestrians, bicyclists and equestrians, **and minimizes impacts on wildlife.**
- (3) Incorporate the comments of the Audubon Society into the EIR regarding the inclusion and deletion of certain species and detail about necessary mitigation.
- (4) The Open Space Element should be subtitled, "The Greenway Plan" and there should be some explanatory language in the introduction to explain the origin of that term.
- (5) The two Commissions have a strong concern that they are making recommendations on the adoption of the Open Space Element without the benefit of a fiscal analysis.
- (6) The two Commissions have reviewed the EIR and find that it adequately addresses the impacts of the project except as noted by the Commissions.

Staff has responded to these recommendations as follows:

Recommendation #1: To be addressed in the Final EIR;

Recommendation #2: Policy 3.3.D had been revised accordingly;

Recommendation #3: To be addressed in the Final EIR;

Recommendation #4: Done - the Open Space Element has been subtitled the "Greenway Plan";

Recommendation #5: Staff has included a fiscal analysis in this report; and

Recommendation #6: No action needed.

VIII. ATTACHMENTS

Exhibit A: General Plan Amendments

Exhibit B: South Davis Specific Plan Map

VIII. ATTACHMENTS

Exhibit A: General Plan Amendments
Exhibit B: South Davis Specific Plan Map
Exhibit C: East Davis Specific Plan Map
Magazine article for information only

CCf-REP#1.BA

VI. CITY COUNCIL RESOLUTION

RESOLUTION NO. 6471-A

A RESOLUTION CERTIFYING THE CITY OF DAVIS OPEN SPACE ELEMENT ENVIRONMENTAL IMPACT REPORT (EIR).

WHEREAS, the City of Davis proposed in Amendment #7-89 to the General Plan to amend the Land Use Element, the Open Space Element, the Conservation Element, the Safety Element and the Land Use Map in Amendment #2-89 to amend the South Davis Specific Plan, and in #3-89 to amend to East Davis Specific Plan, prepared an Environmental Impact Report to address the impacts of the proposed amendments, and established a schedule of public hearings; and

WHEREAS, the Planning Commission of the City of Davis did after giving legal public notice, at its regular public meetings of May 15 and May 29, 1990, review and recommend approval to the City Council of the General Plan Amendment #7-89, Specific Plan Amendments #2-89 and #3-89; and

WHEREAS, the City's Parks and Recreation Commission and Natural Resources Commission held a joint public hearing on May 23, 1990 and accepted public testimony and made recommendations to the City Council on the Amendments and Environmental Impact Report; and

WHEREAS, the City Council of the City of Davis did, after giving legal public notice, at its regular meetings of June 20 and June 27, take public testimony and duly consider all information presented by its staff and the public.

WHEREAS, the Planning Commission has reviewed all environmental documentation comprising the EIR and has found that the EIR considers all environmental effects of the proposed project and is complete and adequate and fully complies with all requirements of CEQA and Guidelines; and

WHEREAS, the Planning Commission recommended to this Council that the EIR be certified as complete and adequate; and

WHEREAS, Section 21081 of CEQA and Section 15091 of the Guidelines require that the City Council make one or more of the following findings prior to approval of a project for which an EIR has been completed, identifying one or more significant effects of the project, along with statements of fact supporting each finding:

- FINDING 1 - Changes or alterations have been required in, or incorporated into, the project which mitigate or avoid the significant environmental effects thereof as identified in the EIR.
- FINDING 2 - Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such findings have been adopted by such other agency or can and should be adopted by such other agency.
- FINDING 3 - Specific economic, social, or other consideration make infeasible the mitigation measures or project alternatives identified in the EIR; and

WHEREAS, Section 15093(b) requires, where the decision of the City Council allows the occurrence of significant effects which are identified in the EIR but are not mitigated, the City must state in writing the reasons to support its action, based on the EIR or other information in the record; and

WHEREAS, Section 15093(a) of the Guidelines requires the City Council to balance the benefits of a proposed project against its unavoidable environmental risks in determining whether to approve the project; and

WHEREAS, this City Council has reviewed and considered all of the environmental documentation prepared to evaluate the proposed project, including all elements of the EIR and the recommendations of the Planning Commission; and

WHEREAS, the City Council contemplates and directs continuing compliance with CEQA and the Guidelines as necessary in the implementation of the phases and elements of the project; and

WHEREAS, This Council by this Resolution adopts the Statement of Facts and Statement of Overriding Considerations as required by Section 15091 and 15093 of the Guidelines:

NOW, THEREFORE, the City Council of the City of Davis does hereby resolve as follows:

CERTIFY THE DAVIS OPEN SPACE ELEMENT ENVIRONMENTAL IMPACT REPORT.

1. That Environmental Impact Report # 1-89 adequately addresses all potential environmental impacts associated with General Plan Amendment # 7-89 and Specific Plan Amendments #2-89 and #3-89.

2. That the proposed amendment will continue to further the goals and objectives of the General Plan.
3. The Council does hereby certify Final EIR as complete and adequate in that it addresses all environmental effects of the proposed project and fully complies with the requirements of the California Environmental Quality Act and State CEQA Guidelines. Final EIR is composed of the following elements:
 - a. Draft EIR
 - b. Appendices to Draft EIR
 - c. Staff Reports of Planning Commission meetings dated May 15 and May 29, 1990.
 - d. Staff Report of Joint Hearing - Natural Resource Commission and Parks and Recreation Commission dated May 23, 1990.
 - e. Staff reports of the City Council Meetings dated June 20 and June 27, 1990.
 - f. Comments received on DEIR and responses to those comments (Final EIR); and
 - g. All attachments, incorporations, and references delineated in a-e above.
4. This Council makes the findings contained in the Statement of Facts with respect to significant impacts identified in Final EIR and finds that each fact in support of the findings is true and is based upon substantial evidence in the record, including the Final EIR. The Statement of Facts is attached hereto (Attachment A) and incorporated herein by this reference.
5. This Council finds that the facts set forth in the Statement of Overriding Considerations are true and are supported by substantial evidence in the record, including the Final EIR. The Statement of Overriding Considerations is attached hereto (Attachment A) and incorporated herein by this reference.
6. This Council finds that all significant effects of the project are set forth in the Statement of Facts and the Final EIR.

7. This Council finds that comments made during the Draft EIR review period starting April 26, 1990 and June 11, 1990 have been adequately addressed under the requirements of CEQA (Final EIR).
8. This Council finds that although the Final EIR identifies certain significant environmental effects that will result if the project is approved, all significant effects that can feasibly be mitigated or avoided have been reduced to an acceptable level by the imposition of mitigation measures on the approved Amendments. A Mitigation Monitoring Program has been prepared in accordance with Section 21081.6 of the Public Resources Code (Final EIR).
9. This Council finds that potential mitigation measures or project alternatives not incorporated into the project (including the "no-project" alternative) were rejected as infeasible, based upon specific economic, social, and other considerations as set forth in the Statement of Facts and the Final EIR.
10. The City Council finds that the unavoidable significant impacts of the project, as identified in the Statement of Facts, that have not been reduced to a level of insignificance have been substantially reduced in their impacts by the imposition of mitigation measures shall be incorporated into the project. This Council finds that the remaining unavoidable significant impacts are clearly outweighed by the economic, social, and other benefits of the project, as set forth in the Statement of Overriding Considerations.
11. This Council finds that the Final EIR has described all reasonable alternatives to the project that could feasibly obtain the basic objectives of the project (including the "no-project" alternatives), even when the alternatives might impede the attainment of project objectives and might be more costly. Further, this Council finds that a good faith effort was made to incorporate alternatives in the preparation of the Draft EIR and all reasonable alternatives were considered in the review process of the Final EIR and ultimate decisions on the project.

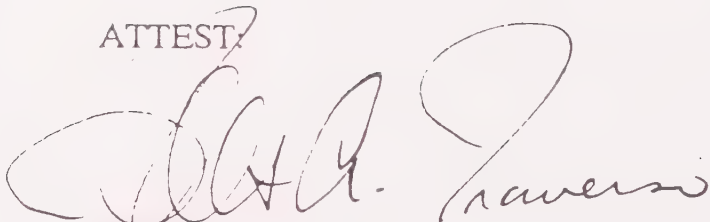
Resolution 6471-A is hereby adopted by the Davis City Council on June 27, 1990, by the following vote:

AYES: CORBETT, EVANS, ROSENBERG, SKINNER.

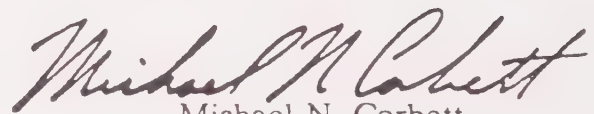
NOES: ADLER.

ABSENT: NONE.

ATTEST:

A large, stylized handwritten signature in dark ink, appearing to read "R. A. Traverso".

Robert A. Traverso
City Manager

A handwritten signature in dark ink, appearing to read "Michael N. Corbett".

Michael N. Corbett
Mayor

VII. DRAFT ENVIRONMENTAL IMPACT REPORT

PROPOSED
REVISED OPEN SPACE ELEMENT
DRAFT
ENVIRONMENTAL IMPACT REPORT

STATE CLEARINGHOUSE NUMBER:
90030133

PREPARED FOR:
CITY OF DAVIS
COMMUNITY DEVELOPMENT DEPARTMENT
23 RUSSEL BOULEVARD
DAVIS, CALIFORNIA 95616
CONTACT: BILL ALLAYAUD

PREPARED BY:
STA PLANNING, INC.
150 POST STREET, SUITE 630
SAN FRANCISCO, CALIFORNIA 94108

APRIL 26, 1990

TABLE OF CONTENTS

EXECUTIVE SUMMARY

Introduction	vii
Project Environmental Summary	vii
Alternatives	x
Areas of Controversy	xi
General Summary of Impacts and Mitigation Measures	xii
Alternative Summary Matrix	xiii

INTRODUCTION

General Purpose/Scope of Environmental Review	1
Environmental Procedures	1
Project Sponsor and Contact Persons	2
EIR Format and Organization	3
Technical Studies	4
Community Concerns/Major Issues	4

PROJECT DESCRIPTION

Project Location	5
Project Characteristics	5
Required Discretionary Actions	13
Project History	13
Project Objectives	14
Lead and Responsible/Trustee Agencies	14

REGIONAL AND LOCAL SETTING

Introduction	16
Regional Setting	16
Local Setting	16

ENVIRONMENTAL ANALYSIS

Land Use	25
Introduction	25
Existing Conditions	25
Impacts	33
Cumulative Impacts	43
Mitigation Measures	45
Level of Significance	45
Land Use Plans	47
Introduction	47
Existing Conditions	47
Impacts	71

TABLE OF CONTENTS (Cont.)

Cumulative Impacts	81
Mitigation Measures	81
Level of Significance	82
Population	83
Existing Conditions	83
Impacts	85
Cumulative Impacts	86
Mitigation Measures	87
Level of Significance	87
Housing	88
Existing Conditions	88
Impacts	96
Cumulative Impacts	99
Mitigation Measures	99
Level of Significance	99
Biological Resources	100
Existing Conditions	100
Impacts	106
Cumulative Impacts	109
Mitigation Measures	109
Level of Significance	110
Cultural Resources	111
Existing Conditions	111
Impacts	112
Cumulative Impacts	113
Mitigation Measures	113
Level of Significance	113
Public Services and Utilities	114
Existing Conditions	114
Impacts	115
Cumulative Impacts	117
Mitigation Measures	117
Level of Significance	118

ALTERNATIVES TO THE PROPOSED PROJECT

Introduction	119
No Project Alternatives	119
Alternative Location	123
Design Alternative	123

TABLE OF CONTENTS (Cont.)

LONG-TERM IMPLICATIONS OF THE PROPOSED PROJECT

Short-Term Uses Versus Long-Term Productivity	126
Significant Irreversible Environmental Changes	126
Growth Inducing Impacts	127

ENVIRONMENTAL SUMMARIES

Inventory of Impacts Found to be Insignificant	128
Inventory of Impacts that Require Tiered Analysis	130
Inventory of Impacts Mitigated to a Level of Insignificance	132
Inventory of Significant Unavoidable Adverse Impacts	134
Inventory of City Policies and Requirements	135
Inventory of Mitigation Measures	135

REPORT PREPARATION RESOURCES

Persons and Organizations Consulted During Preparation of the Report	139
Preparers of and Contributors to the Report	139
References	140

APPENDICES

Appendix A:	Public Participation and Review
Appendix B:	Existing City Policies and Requirements
Appendix C:	Prime Farmland Soil Types
Appendix D:	Revised Open Space Element
Appendix E:	Biological Assessment
Appendix F:	Cultural Assessment

LIST OF EXHIBITS

EXHIBIT 1	Regional Location	6
EXHIBIT 2	Planning Area	7
EXHIBIT 3	Proposed Open Space Element	10
EXHIBIT 4	Adjacent Cities Planning Areas	17
EXHIBIT 5	Cumulative Projects	23
EXHIBIT 6	Data Unit Boundaries	26
EXHIBIT 7	Williamson Act Contract Lands	30
EXHIBIT 8	Important Farmlands Map	31
EXHIBIT 9	General Plan Land Use Map	49
EXHIBIT 10	City of Davis Zoning Map	54
EXHIBIT 11	County General Plan Designations	58
EXHIBIT 12	County Zoning Designations	62
EXHIBIT 13	Yolo Basin Wildlife Area Concept Plan	68
EXHIBIT 14	Land Use Designation Impacts	73
EXHIBIT 15	Existing Resources of Significance	101
EXHIBIT 16	Conceptual Wildlife Enhancement Map	107

LIST OF TABLES

TABLE A	Proposed Open Space Element Components	11
TABLE B	Pending Development Projects	19
TABLE C	Crops Produced in 1989 in Areas A and B of the Yolo Basin Wildlife Plan	29
TABLE D	Yolo County 1984-1986 Land Use Conversion	32
TABLE E	Prime Agricultural Land to be Converted Under the Revised Open Space Element	35
TABLE F	Land Use Compatibility Impacts	38
TABLE G	County Zoning Designations Within the City of Davis Planning Area	60
TABLE H	Permitted Residential Densities by Zone	61
TABLE I	Existing and Proposed Land Use	67
TABLE J	Land Use Designation Impacts	74
TABLE K	Existing Housing Units October 1987	89
TABLE L	Existing and Planned Housing Units by Geographic Area	90
TABLE M	Housing Affordability - 1990	92
TABLE N	City of Davis Rents - 1989	93
TABLE O	Yolo County Housing	95
TABLE P	Solano County - Dixon Subarea	97
TABLE Q	Housing Analysis	98
TABLE R	Current General Plan	121

EXECUTIVE SUMMARY

INTRODUCTION

This Environmental Impact Report analyzes the potential environmental impacts of proposed amendments to the Open Space Element of the City of Davis General Plan adopted on December 24, 1987. The primary goal of the revised Open Space Element is to provide the City with a continuous greenway system. The greenway concept consists of several components linking existing and future recreational and open space areas both within and outside of the City limits. The proposed planning area covers approximately 84 square miles, seven of which are located within the City of Davis.

The objective of this EIR is to serve as an informational document to be utilized by the City of Davis in considering proposed future development within the City of Davis's Planning Area. The preparation of the EIR is under the supervision of the City of Davis Community Development Department. The lead agency responsible for approval of the project and certification of the EIR is the City of Davis.

The project history and previous environmental documentation of the project is discussed in detail in the Project Description section of this report.

The City of Davis is located within Yolo County, California, approximately 75 miles northeast of San Francisco and 15 miles west of Sacramento. The 84 square mile area is located within the City of Davis and in Yolo and Solano Counties.

The City of Davis and adjacent unincorporated areas of the project lie in the Sacramento Valley, as part of the Central Valley Basin of California. Adjacent communities include the cities of Dixon, Sacramento, West Sacramento, Winters, and Woodland. The unincorporated areas adjacent to the area lie in Yolo, Solano, and Sacramento Counties.

PROJECT ENVIRONMENTAL SUMMARY

This Environmental Impact Report (EIR) evaluates the project's potential project-specific and cumulative impacts regarding land use, land use plans, population, housing, biology, cultural resources, and public services and utilities. The General Summary section of this EIR provides a summary of potential impacts, mitigation measures, and levels of significance. Impacts that have been addressed and the mitigation measures recommended in this EIR follow.

Impacts

Land Use

Proposed Agricultural Open Space designations in the Planning Area are considered insignificant impacts.

Project-specific impacts related to pesticide use within the Davis Greenbelt and existing proposed urban uses has been mitigated to a level of insignificance. Potential trespassing impacts can also be reduced to a level of insignificance with the implementation of the above mitigation.

Land use compatibility impacts between the enhanced wildlife and adjacent agriculture can be partially mitigated. It remains a potentially significant impact that will be reassessed on a project-specific basis. The loss of prime agricultural land to develop open space uses cannot be mitigated and remains a significant project-specific impact.

The loss of prime agricultural land in the Planning Area, in combination with past, present, and reasonably foreseeable future urban and open space development within Yolo, Solano, and other jurisdictions is a significant cumulative impact. It can be partially mitigated by prioritizing development, but cannot be reduced to a level of insignificance.

Land Use Plans

The proposed project will not significantly impact the City of Davis General Plan policies of the Transportation and Circulation Element, the Housing Element, the Safety Element, and the Noise Element. The proposed project will not significantly affect the East Davis Specific Plan, the Pass Through Agreement, and the Davis Redevelopment Plan. Impacts to the Planning Area of the Cities of Dixon and Woodland are considered insignificant.

All land use plan inconsistency impacts can be mitigated to a level of insignificance through the implementation of the above mitigation measures. Land use incompatibility impacts between the Davis Greenbelt and future urban uses and increased human activity disturbance of nearby agriculture can be mitigated to a level of insignificance with the implementation of mitigation measures found in the Land Use section of the EIR. The potential impact of pesticide spraying affecting planned residences and its associated increased population in the West Davis, North Central, East Davis, and South Davis units, are mitigated.

Land use incompatibility impacts associated with increased wildlife populations on adjacent agriculture can be partially mitigated with mitigation measures found in the Land Use section of the EIR. It remains a potentially significant impact.

No cumulative land use plan impacts have been identified.

Population

Population impacts found to be insignificant include the change of population in either the City of Davis or unincorporated County of Solano within the Planning Area.

Significant population impacts that cannot be mitigated include the limitation of future residential development in the unincorporated portions of Yolo County. This will alter population growth in the Davis Planning Area.

The project in combination with other past, present, and reasonable foreseeable projects that restrict growth in the region, may limit planned population growth. This is a significant cumulative impact.

Housing

Housing impacts found to be insignificant include the lack of changes in potential dwelling units in the City of Davis and Solano County.

The loss of potential housing in Yolo County cannot be mitigated and remains a significant project-specific impact.

The project in combination with other past, present, and reasonably foreseeable projects that restrict growth in the region, may limit planned housing growth. This is considered a significant cumulative impact.

Biology

Impacts found to be insignificant include minor disturbances of small areas of natural vegetation, disturbance of sensitive plants, disturbance to wildlife habitat and plant communities, plantings, easements, habitat restoration, and sensitive wildlife species.

Impacts mitigated to a level of insignificance include temporary disturbance to breeding birds and the introduction of human activities in previously undisturbed locations.

No significant project-specific or cumulative impacts to biological resources were identified.

Cultural Resources

Direct impacts are those that would result from grading, vegetation removal, and any underground utility placement. Indirect impacts are those that would result from erosion, soil compaction, and vandalism. Implementation of the above existing City policies and

mitigation measures will reduce direct and indirect project-specific impacts to cultural resources to a level of insignificance.

Implementation of existing City policies and requirements and mitigation measures will mitigate cumulative impacts to cultural resources to the extent feasible. After mitigation, the cumulative impact of development and disturbance in the regional area to cultural resources remains significant.

Public Services and Utilities

Insignificant impacts of the proposed project are those related to the provision of water, sewer, and drainage services. The Public Works Department will review project-specific plans for the Open Space Element components as they relate to the provision of water, sewer, and drainage services as they are proposed for implementation.

Significant impacts mitigated to a level of insignificance include the provision of access to the Open Space Element component development areas for the Fire and Police Departments. The provision of adequate resources to maintain current levels of service for the Parks and Recreation Department is also an impact mitigated to a level of insignificance.

No significant project-specific or cumulative impacts to Public Services and Utilities have been identified.

ALTERNATIVES

Alternatives to the proposed project are listed below and are evaluated in this EIR. The Alternatives section provides a descriptive analysis and evaluation of each alternative. In addition, the Alternatives Summary displays a comparison of each alternatives' potential environmental impact in comparison to the proposed project.

- No Project Alternatives
 - No Development
 - Development Under the Existing General Plan
- Alternative Location
- Design Alternative

AREA OF CONTROVERSY

The areas of controversy related to the revised Open Space Element as demonstrated through preliminary comments from public agencies and members of the public include:

- Loss of prime agriculture
- Provision of public services and utilities
- Land use compatibility

GENERAL SUMMARY OF IMPACTS AND MITIGATION MEASURES

RESOURCE	DESCRIPTION OF IMPACT	SCOPE	MITIGATION MEASURES	LEVEL OF SIGNIFICANCE
LAND USE	The Agricultural Open Space component will not significantly impact existing uses in the Northwest, North Central, Northeast, and Southeast data units.	Project	None Required	Insignificant Impact
	The potential impact of pesticide spraying affecting residences and the population in the South Davis, Central Davis, and West Davis, and the University of California, Davis, units area mitigated.	Project	Refer to Mitigation Measures 1 in the Land Use section.	Mitigated to a Level of Insignificance.
	The impact of trespassing can be reduced to a level of insignificance.	Project	Refer to Mitigation Measure 2 in the Land Use section.	Mitigated to a Level of Insignificance.

RESOURCE	DESCRIPTION OF IMPACT	SCOPE	MITIGATION MEASURES	LEVEL OF SIGNIFICANCE
LAND USE (Cont.)	Land use compatibility impacts between the Nature Reserve/Wildlife Habitat/Wetlands and adjacent agricultural uses are considered significant unavoidable impacts that can be partially mitigated.	Project	Refer to Mitigation Measure 1 in the Land Use section.	Significant Impact After Mitigation
	The loss of prime agricultural land to develop open space uses cannot be mitigated and is considered a significant unavoidable project-specific and cumulative impact.	Project and Cumulative	Refer to Mitigation Measure 3 in the Land Use section.	Significant Impact
LAND USE PLANS	The proposed project will not significantly impact the City of Davis General Plan policies of the	Project	None Required	Significant Impact

RESOURCE	DESCRIPTION OF IMPACT	SCOPE	MITIGATION MEASURES	LEVEL OF SIGNIFICANCE
LAND USE PLANS (Cont.)	Transportation and Circulation Element, the Housing Element, and the Noise Element.			
	The proposed project will not significantly effect the East Davis Specific Plan, the East Davis Specific Plan, the Pass Through Agreement, and the South Davis Redevelopment Plan.	Project	None Required	Insignificant Impact
	Impacts to the Planning Areas of the Cities of Dixon and Woodland are considered insignificant.	Project	None Required	Insignificant Impact

RESOURCE	DESCRIPTION OF IMPACT	SCOPE	MITIGATION MEASURES	LEVEL OF SIGNIFICANCE
LAND USE PLANS (Cont.)	The proposed project will require the replacement of five open space classifications with nine open space classifications in section 2.3.I of the Land Use element.	Project	Refer to Mitigation Measure 4 in the Land Use Plans section.	Mitigated to a Level of Insignificance
	The proposed project will require changes to Land Use Element policies 2.1.A and 2.2.F, and 2.3.I, Conservation Element policies 6.1.A, 6.1.B, 6.2.J, and 6.4.F, and Safety Element policy 7.2.A.	Project	Refer to Mitigation Measure 4 in the Land Use Plans section.	Mitigated to a Level of Insignificance

RESOURCE	DESCRIPTION OF IMPACT	SCOPE	MITIGATION MEASURES	LEVEL OF SIGNIFICANCE
LAND USE PLANS (Cont.)	The proposed project will require changes to the City of Davis General Plan Land Use Map to reflect new open space designations.	Project	Refer to Mitigation Measure 4 in the Land Use Plans section.	Mitigated to a Level of Insignificance
	The potential impact of pesticide spraying affecting planned residences and its associated increased population in the West Davis, North Central, East Davis, and South Davis units, are mitigated.	Project	Refer to Mitigation Measure 4 in the Land Use Plans section.	Mitigated to a Level of Insignificance

RESOURCE	DESCRIPTION OF IMPACT	SCOPE	MITIGATION MEASURES	LEVEL OF SIGNIFICANCE
LAND USE PLANS (Cont.)	The conflict between proposed Open Space Element designations and the current General Plan and South Davis Specific Plan Map are mitigated through the adoption of the proposed project.	Project	Refer to Mitigation Measure 4 in the Land Use Plans section.	Mitigated to a Level of Insignificance
	The revised Open Space Element partially conflicts with Conservation Element policy 6.5.C related to the retention of "prime agricultural land."	Project	Refer to Mitigation Measure 4 in the Land Use Plans section.	Mitigated to a Level of Insignificance
	For two small parcels in the City of Davis, the Zoning Map is and will be inconsistent with the General Plan.	Project	Refer to Mitigation Measure 6 in the Land Use Plans section.	Mitigated to a Level of Insignificance

RESOURCE	DESCRIPTION OF IMPACT	SCOPE	MITIGATION MEASURES	LEVEL OF SIGNIFICANCE
LAND USE PLANS (Cont.)	The revised Open Space Element is inconsistent with portions of the Solano County General Plan and Zoning Maps and the UC Davis Long Range Development Plan.	Project	Refer to Mitigation Measure 7 in the Land Use Plans section.	Mitigated to a Level of Insignificance
	Land use incompatibility impacts associated with increased wildlife populations on adjacent agriculture can be partially mitigated but remains a significant unavoidable impact.	Project	Refer to Mitigation Measure 1 in the Land Use section.	Significant impact after mitigation
POPULATION	The proposed project will not significantly alter population growth rates in the City of Davis.	Project	None Required	Insignificant Impact

RESOURCE	DESCRIPTION OF IMPACT	SCOPE	MITIGATION MEASURES	LEVEL OF SIGNIFICANCE
POPULATION (Cont.)	The proposed project will not significantly alter population growth rates in Solano County.	Project	None Required	Insignificant Impact
	Alteration of population growth rates in the unincorporated portions of Yolo County are considered significant project-specific and cumulative impacts.	Project and Cumulative	None Proposed	Significant Impact
HOUSING	The proposed project will not significantly alter the potential for housing in the City of Davis.	Project	None Required	Insignificant Impact

RESOURCE	DESCRIPTION OF IMPACT	SCOPE	MITIGATION MEASURES	LEVEL OF SIGNIFICANCE
HOUSING (Cont.)	The proposed project will not significantly alter the potential for housing in Solano County.	Project	None Required	Insignificant Impact
	The loss of potential housing in Yolo County is considered a significant project-specific and cumulative impact.	Project and Cumulative	None Proposed	Significant Impact
BIOLOGICAL RESOURCES	The proposed project will not significantly disturb areas of naturalized vegetation.	Project	None Required	Insignificant Impact

RESOURCE	DESCRIPTION OF IMPACT	SCOPE	MITIGATION MEASURES	LEVEL OF SIGNIFICANCE
B I O L O G I C A L RESOURCES (Cont.)	The proposed project will not significantly impact sensitive plant species.	Project	None Required	Insignificant Impact
	When the proposed project is implemented, the resultant plantings, easements, and habitat restoration will not have a significant impact.	Project	None Required	Insignificant Impact
	The proposed project will not significantly impact sensitive wildlife species.	Project	None Required	Insignificant Impact
	The proposed project will not significantly impact habitats or communities.	Project	None Required	Insignificant Impact

RESOURCE	DESCRIPTION OF IMPACT	SCOPE	MITIGATION MEASURES	LEVEL OF SIGNIFICANCE
BIOLOGICAL RESOURCES (Cont.)	The proposed project will have a temporary significant impact on breeding birds in areas of construction.	Project	Refer to Mitigation Measures 8 to 20 in the Biological Resources section.	Mitigated to a Level of Insignificance
	The introduction of human activities in previously unvisited locations is considered a significant impact, especially during construction.	Project	Refer to Mitigation Measures 8 to 20 in the Biological Resources section.	Mitigated to a Level of Insignificance
CULTURAL RESOURCES	Direct impacts to historic/archaeological resources would result from grading, vegetation removal, and any underground utility placement.	Project	Refer to Mitigation Measures 21 to 23 in the Biological Resources section.	Mitigated to a Level of Insignificance

RESOURCE	DESCRIPTION OF IMPACT	SCOPE	MITIGATION MEASURES	LEVEL OF SIGNIFICANCE
CULTURAL RESOURCES (Cont.)	Indirect impacts to historical/archaeological resources are anticipated to result from erosion, soil compaction, and vandalism related to increased public access to the and to future maintenance and development of the area.	Project	Refer to Mitigation Measures 21 to 23 in the Cultural Resources section.	Mitigated to a Level of Insignificance
	Implementation of the existing City policies and mitigation measures will mitigate cumulative impacts to cultural resources to the extent feasible. After mitigation, the unavoidable cumulative impact of development and disturbance in the	Cumulative	Refer to Mitigation Measures 21 to 23 in the Cultural Resources section.	Significant Impact after Mitigation

RESOURCE	DESCRIPTION OF IMPACT	SCOPE	MITIGATION MEASURES	LEVEL OF SIGNIFICANCE
CULTURAL RESOURCES (Cont.)	regional area to cultural resources remains significant.			
PUBLIC SERVICES AND UTILITIES	The proposed project will not significantly impact the provision of water, sewer, and drainage services but should be analyzed on a project-specific basis.	Project	Refer to Mitigation Measure 28 in the Public Services section.	Insignificant Impact
	The provision of access for fire and police services has been mitigated to a level of insignificance.	Project	Refer to Mitigation Measures 24 to 26 in the Public Services section.	Mitigated to a Level of Insignificance
	The provision of adequate resources to maintain current levels of service for the Parks and Recreation Department is an impact mitigated to a level of insignificance.	Project	Refer to Mitigation Measures 24 and 27 in the Public Services section.	Mitigated to a Level of Insignificance

ALTERNATIVES SUMMARY MATRIX

RESOURCE	REVISED OPEN SPACE ELEMENT	DEVELOPMENT UNDER EXISTING GENERAL PLAN	DESIGN ALTERNATIVES
LAND USE	The Agricultural Open Space component will not significantly impact existing uses in the Northwest, North Central, Northeast, and Southeast data units.	Implementation of this alternative would result in a similar insignificant impact as would the proposed project.	Implementation of this alternative would result in a similar insignificant impact as would the proposed project.
	The potential impact of pesticide spraying affecting residences and the population in the South Davis, Central Davis, and West Davis and the University of California, Davis, units area mitigated	This impact is expected to be greater under this alternative. Under this alternative there is limited potential to utilize the Davis Greenbelt as a buffer to reduce potential impacts of pesticide spraying.	The impact is expected to be similar to the proposed project. The location of the impacted areas would change due to the relocation of the Davis Greenbelt.

RESOURCE	REVISED OPEN SPACE ELEMENT	DEVELOPMENT UNDER EXISTING GENERAL PLAN	DESIGN ALTERNATIVES
	The impact of trespassing can be reduced to a level of insignificance.	Implementation of this alternative would also reduce this impact to a level of insignificance.	Implementation of this alternative would result in similar impacts as the proposed project.
	Land use compatibility impacts between the Nature Reserve/Wildlife Habitat/Wetlands and adjacent agricultural uses are considered significant unavoidable impacts that can be partially mitigated.	Implementation of this alternative will reduce this compatibility impact to a level of insignificance.	Impacts related to land use compatibility would be similar to the proposed project.
	The loss of prime agricultural land to develop open space uses cannot be mitigated and is considered a significant unavoidable project-specific and cumulative impact.	Implementation of this alternative will reduce this compatibility impact to a level of insignificance.	Impacts related to land use compatibility would be similar to the proposed project.

RESOURCE	REVISED OPEN SPACE ELEMENT	DEVELOPMENT UNDER EXISTING GENERAL PLAN	DESIGN ALTERNATIVES
LAND USE PLANS	The proposed project will not significantly impact the City of Davis General Plan policies of the Transportation and Circulation Element, the Housing Element, and the Noise Element.	Implementation of this alternative would result in a similar impact as would the proposed project.	Implementation of this alternative would result in a similar impact as would the proposed project.
	The proposed project will not significantly effect the East Davis Specific Plan, the Pass Through Agreement, and the South Davis Redevelopment Plan.	Implementation of this alternative would result in a similar insignificant impact as would the proposed project.	Implementation of this alternative would result in a similar insignificant impact as would the proposed project.
	Impact to the Planning Areas of the Cities of Dixon and Woodland are considered insignificant.	Implementation of this alternative would result in a similar insignificant impact as would the proposed project.	Implementation of this alternative would result in a similar insignificant impact as would the proposed project.

RESOURCE	REVISED OPEN SPACE ELEMENT	DEVELOPMENT UNDER EXISTING GENERAL PLAN	DESIGN ALTERNATIVES
	The proposed project will require the replacement of five open space classifications with nine open space classifications in section 2.3.I of the Land Use Element.	Implementation of this alternative would eliminate this impact.	Implementation of this alternative would result in a similar impact as would the proposed project.
	The proposed project will require changes to: Land Use Element policies 2.1.A, and 2.2.F, and 2.3.I, Conservation Element policies 6.1.A, 6.1.B, 6.2.J, and 6.4.F, and Safety Element policy 7.2.A.	Implementation of this alternative would eliminate this impact.	Implementation of this alternative would result in a similar impact as would the proposed project.
	The proposed project will require changes to the City of Davis General	Implementation of this alternative would eliminate this impact.	Implementation of this alternative would result in a similar impact as would the proposed project.

RESOURCE	REVISED OPEN SPACE ELEMENT	DEVELOPMENT UNDER EXISTING GENERAL PLAN	DESIGN ALTERNATIVES
	Plan Land Use Map to reflect new open space designations.	This impact is expected to be greater under this alternative. Under this alternative there is limited potential to utilize the Davis Greenbelt as a buffer to reduce potential impacts of pesticide spraying.	This impact is expected to be similar to the proposed project. The location of the impacted areas would change due to the relocation of the Davis Greenbelt.
	The potential impact of pesticide spraying affecting planned residences and its associated increased population in the West Davis, North Central, and East Davis units, are mitigated.		Implementation of this alternative would result in a similar impact as would the proposed project.
	The conflict between proposed Open Space Element designations and the current General Plan are mitigated through the adoption of the proposed project.	Implementation of this alternative would eliminate this impact.	

RESOURCE	REVISED OPEN SPACE ELEMENT	DEVELOPMENT UNDER EXISTING GENERAL PLAN	DESIGN ALTERNATIVES
	The revised Open Space Element partially conflicts with Conservation Element policy 6.5.C related to the retention of "prime agricultural land."	Implementation of this alternative would eliminate this impact.	Implementation of this alternative would result in similar impacts as the proposed project.
	For two small parcels in the City of Davis, the Zoning Map is and will be inconsistent with the General Plan.	Implementation of this alternative would eliminate this impact.	Implementation of this alternative would result in similar impacts as the proposed project.
	The revised Open Space Element is inconsistent with portions of the Solano County General Plan and Zoning Map and the UC Davis Long Range Development Plan.	Implementation of this alternative would similarly eliminate this impact.	Implementation of this alternative would result in similar impacts as the proposed project.

RESOURCE	REVISED OPEN SPACE ELEMENT	DEVELOPMENT UNDER EXISTING GENERAL PLAN	DESIGN ALTERNATIVES
POPULATION	Land use incompatibility impacts associated with increased wildlife populations on adjacent agriculture can be partially mitigated but remains a significant unavoidable impact.	Implementation of this alternative would eliminate this impact.	Implementation of this alternative would result in similar impacts as the proposed project.
	The proposed project will not significantly alter population growth rates in the City of Davis.	Implementation of this alternative would eliminate this impact.	Implementation of this alternative would result in similar impacts as the proposed project.
	The proposed project will not significantly alter population growth rates in Solano County.	Implementation of this alternative would result in a similar insignificant impact as would the proposed project.	Implementation of this alternative would result in a similar insignificant impact as would the proposed project.

RESOURCE	REVISED OPEN SPACE ELEMENT	DEVELOPMENT UNDER EXISTING GENERAL PLAN	DESIGN ALTERNATIVES
HOUSING	Alteration of population growth rates in the unincorporated portions of Yolo County are considered significant project-specific and cumulative impacts.	Implementation of this alternative would reduce this impact to a level of insignificance.	Implementation of this alternative would result in a similar insignificant impact as would the proposed project.
	The proposed project will not significantly alter the potential for housing in the City of Davis.	Implementation of this alternative would result in a similar insignificant impact as would the proposed project.	Implementation of this alternative would result in a similar insignificant impact as would the proposed project.
	The proposed project will not significantly alter the potential for housing in Solano County.	Implementation of this alternative would result in a similar insignificant impact as would the proposed project.	Implementation of this alternative would result in a similar insignificant impact as would the proposed project.

RESOURCE	REVISED OPEN SPACE ELEMENT	DEVELOPMENT UNDER EXISTING GENERAL PLAN	DESIGN ALTERNATIVES
BIOLOGICAL RESOURCES	The loss of potential housing in Yolo County is considered a significant project-specific and cumulative impact.	Implementation of this alternative would reduce this impact to a level of insignificance.	Implementation of this alternative would result in a similar insignificant impact as would the proposed project.
	The proposed project will disturb areas of naturalized vegetation.	Implementation of this alternative would result in a similar insignificant impact as would the proposed project.	Implementation of this alternative would result in a similar insignificant impact as would the proposed project.
	The proposed project will not significantly impact sensitive plant species.	Implementation of this alternative would result in a similar insignificant impact as would the proposed project.	Implementation of this alternative would result in a similar insignificant impact as would the proposed project.

RESOURCE	REVISED OPEN SPACE ELEMENT	DEVELOPMENT UNDER EXISTING GENERAL PLAN	DESIGN ALTERNATIVES
	When the proposed project is implemented, the resultant plantings, easements, and habitat restoration will not have a significant impact.	Implementation of this alternative would result in a similar insignificant impact as would the proposed project.	Implementation of this alternative would result in a similar insignificant impact as would the proposed project.
	The proposed project will not significantly impact sensitive wildlife species.	Implementation of this alternative would result in a similar insignificant impact as would the proposed project.	Implementation of this alternative would result in a similar insignificant impact as would the proposed project.
	The proposed project will not significantly impact habitats or communities.	Implementation of this alternative would result in a similar insignificant impact as would the proposed project.	Implementation of this alternative would result in a similar insignificant impact as would the proposed project.

RESOURCE	REVISED OPEN SPACE ELEMENT	DEVELOPMENT UNDER EXISTING GENERAL PLAN	DESIGN ALTERNATIVES
CULTURAL RESOURCES	The proposed project will have a temporary significant impact on breeding birds in areas of construction.	Implementation of this alternative would reduce this impact to a level of insignificance.	Implementation of this alternative would result in a similar impact as the proposed project.
	The introduction of human activities in previously unvisited locations is considered a significant impact, especially during construction.	Implementation of this alternative would reduce this impact to a level of insignificance.	Implementation of this alternative would result in a similar impact as the proposed project.
	Direct impacts to historic/archaeological resources would result from grading, vegetation removal, and any underground utility placement.	Implementation of this alternative would reduce this impact with the implementation of the projects mitigation measures.	Implementation of this alternative would reduce this impact with the implementation of the projects mitigation measures.

RESOURCE	REVISED OPEN SPACE ELEMENT	DEVELOPMENT UNDER EXISTING GENERAL PLAN	DESIGN ALTERNATIVES
	Indirect impacts to historical/archaeological resources are anticipated to result from erosion, soil compaction, and vandalism related to increased public access to the and to future maintenance and development area.	Implementation of this alternative would reduce this impact with the implementation of the projects mitigation measures.	Implementation of this alternative would reduce this impact with the implementation of the projects mitigation measures.
	Implementation of the existing City policies and mitigation measures will mitigate cumulative impacts to cultural resources to the extent feasible. After mitigation, the unavoidable cumulative impact of	Implementation of this alternative will not reduce cumulative impacts to cultural resources to a level of insignificance.	Implementation of this alternative would result in similar cumulative impacts as the proposed project.

RESOURCE	REVISED OPEN SPACE ELEMENT	DEVELOPMENT UNDER EXISTING GENERAL PLAN	DESIGN ALTERNATIVES
PUBLIC SERVICES AND UTILITIES	development and disturbance in the regional area to cultural resources remains significant.		
	<p>The proposed project will not significantly impact the provision of water, sewer, and drainage services.</p> <p>The provision of access for fire and police services has been mitigated to a level of insignificance.</p>	<p>Implementation of this alternative will result in a similar insignificant impact as the proposed project.</p> <p>Implementation of this alternative would similarly reduce this impact to a level of insignificance.</p>	<p>Implementation of this alternative will be similar to the proposed project.</p> <p>Implementation of this alternative will be similar to the proposed project.</p>

RESOURCE	REVISED OPEN SPACE ELEMENT	DEVELOPMENT UNDER EXISTING GENERAL PLAN	DESIGN ALTERNATIVES
	The provision of adequate resources to maintain current levels of service for the Parks and Recreation Department is an impact mitigated to a level of insignificance.	Implementation of this alternative would similarly reduce this impact to a level of insignificance.	Implementation of this alternative will be similar to the proposed project.

INTRODUCTION

GENERAL PURPOSE/SCOPE OF ENVIRONMENTAL REVIEW

This Environmental Impact Report (EIR) addresses the potential environmental impacts of a project encompassing the revisions and additions to the City of Davis Open Space Element. Major new features of the revised Open Space Element include: the Davis Greenbelt which surrounds the City, a large Nature Reserve/Wildlife Habitat/Wetland area, and a connector greenway system.

The project proponent is the City of Davis. The proponent is seeking the certification of an Environmental Impact Report (EIR), adoption of the revised Open Space Element, a General Plan Amendment, a Specific Plan Amendment, and acceptance of a Fiscal Analysis.

This EIR provides an overall analysis of potential impacts associated with implementation of the proposed project. The issues discussed within the EIR are those which have been identified in the course of extensive review of all potentially significant environmental impacts associated with the proposed project. The EIR indicates the cumulative impacts of development coupled with past, present, and reasonably foreseeable development in surrounding areas. The EIR also identifies alternatives to the proposed project and discusses possible ways to reduce or avoid significant environmental impacts. This review included the preparation and issuance of a Notice of Preparation (Appendix A), Initial Study, and circulation of a Draft EIR.

ENVIRONMENTAL PROCEDURES

This EIR has been prepared in accordance with the California Environmental Quality Act of 1970 (CEQA), as amended (Public Resources Code, Section 21000, et seq.) and the State Guidelines for Implementation of the California Environmental Quality Act of 1970, as amended (California Administrative Code Section 15000, et seq.). This report complies with the rules, regulations, and procedures for implementation of the California Environmental Quality Act adopted by the City of Davis.

State CEQA Guidelines require a brief statement describing the intended uses of an EIR. The EIR will be tiered as part of a tiering process as defined in CEQA Guidelines Section 15152. Tiering is an effort to focus on the environmental issues which are relevant to the approval being considered. It is anticipated that future approvals related to the revised Open Space Element project will be able to utilize the information set forth in the Initial Study and EIR. The tiering process involves a series of approvals moving from the general

to the specific with later EIR's/Mitigated Negative Declarations omitting issues fully addressed at earlier stages.

The tiering approach recognizes that not all effects can be mitigated at each step of the process. There would be some effects for which mitigation would not be feasible at an early approval stage of a particular development project. A Lead Agency may then defer mitigation pertaining to site specific effects to a later step.

Since a general plan and its elements are comprehensive and general, the proper level of environmental analysis is also general. As specific components of the revised Open Space Element are proposed to be implemented, more specific environmental analysis will be prepared. Any deferred mitigation will be included in later project-specific environmental analysis.

This EIR, as a final document pursuant to Sections 15089 and 15132 of the State CEQA Guidelines, will serve as the environmental informational document for all public and private activities and undertakings pursuant to or in furtherance of completion of the project. The City of Davis Planning Commission as advisory body, and City Council as decisionmaking body, will consider the information in this document in the course of their deliberations and decisionmaking.

PROJECT SPONSOR AND CONTACT PERSONS

The Lead Agency in preparing this EIR is the City of Davis, Community Development Department. The environmental consultant to the City is STA Planning, Inc. (STA) of San Francisco, California. Preparers and Contributors are listed in the Report Preparation Resources section of this EIR. Key contact persons are as follows:

City of Davis - Lead Agency/Project Applicant:

Bill Allayaud
Principal Planner
Community Development
Department
23 Russell Blvd.
Davis, CA 95616
(916) 756-3746

City Environmental Consultant:

STA Planning, Inc. (STA)
Fred Talarico
Principal
Jaime C. Maldonado
Senior Project Manager
150 Post Street, Suite 630
San Francisco, CA 94108
(415) 296-7760

EIR FORMAT AND ORGANIZATION

This report is organized to facilitate a basic understanding of the existing setting and environmental implications of the proposed project.

The Project Summaries section presents: an Executive Summary of the EIR; a Project Summary/Matrix of impacts, recommended mitigation measures, and the level of significance; and an Alternatives Summary Matrix.

The Introduction section discusses procedural matters, document format and organization, and project sponsors and contact persons.

The Project Description includes a description of the project location and vicinity. This section also identifies the applicant's objectives, project characteristics, and required discretionary actions.

The Regional and Local Setting section provides a general understanding of the regional and local setting in which the project will occur, as well as pending major development projects.

The Environmental Analysis section presents the disclosure of environmental effects as mandated by CEQA. Each environmental issue evaluated is examined individually. Impacts, recommended mitigation measures, and the levels of significance are identified for each issue.

The Alternatives section examines a variety of suggested project alternatives as well as options currently under consideration or which may conceivably reduce the project's environmental impacts. These include the: No Project Alternatives, Alternative Location, and the Design Alternative.

The Long-Term Implications section describes long-term implications of the proposed project, including discussions on growth-inducing impacts, the relationship between short-term uses and long-term productivity, and irreversible environmental changes.

The Environmental Summaries section summarizes Impacts Not Found to be Significant, Impacts Mitigated to a Level of Insignificance, Unavoidable Adverse Impacts, Applicable City Policies and Requirements, and Mitigation Measures.

The Report Preparation Resources section includes Organizations and Persons Contacted, Prepares and Contributors to the Report, and References.

TECHNICAL STUDIES

The following technical studies were prepared for the proposed project:

Biological Assessment	Charles Patterson
Cultural Resources	Miley Holman Holman and Associates
Fiscal Analysis	Dale Levander Natelson Levander Whitney, Inc.

The biological and cultural assessments are summarized in the appropriate environmental section. They are included in their entirety in this EIR in the Appendices section of this report. The fiscal analysis will be available under separate cover during the Draft EIR review period at the City of Davis Community Development Department.

COMMUNITY CONCERNS/MAJOR ISSUES

The major issues of the project were identified in the February 12, 1990 Notice of Preparation. This EIR addresses in detail the following:

- Land Use
- Land Use Plans
- Population
- Housing
- Biological Resources
- Cultural Resources
- Public Services and Utilities

In addition, public agencies and members of the public have identified the following areas of concern:

- Loss of prime agricultural land
- Provision of public services and utilities
- Land use compatibility

PROJECT DESCRIPTION

PROJECT LOCATION

The City of Davis is located within Yolo County, California, approximately 75 miles northeast of San Francisco and 15 miles west of Sacramento. Exhibit 1 depicts the regional location of the City.

The proposed project consists of revisions to the current Open Space Element of the City of Davis General Plan. The Element includes goals, policies, and programs for the General Plan Study Area. Exhibit 2 presents the Planning Area boundaries.

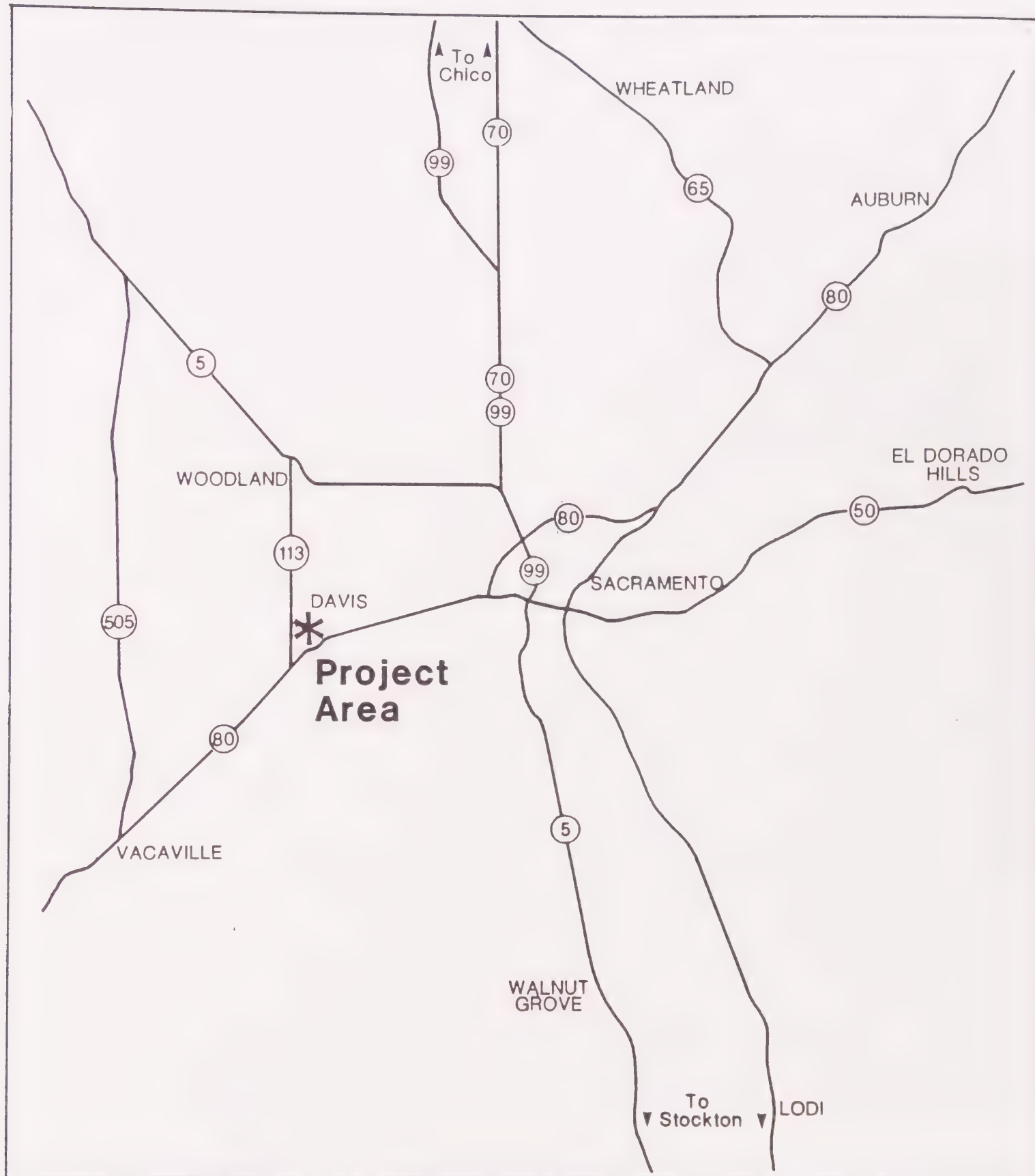
The Planning Area covers approximately 84 square miles, seven of which are located within the City of Davis. The remainder of the Planning Area is located either in unincorporated Yolo or Solano County. This is the current Planning Area for the City of Davis. No new additional acreage is proposed by this project. The area is bounded by County Road 27 to the north, Tremont Road to the south, the Yolo Bypass western levee to the east, and an area one-half mile west of County Road 98 to the west.

PROJECT CHARACTERISTICS

Open Space Element

The proposed project includes revisions to the current Open Space Element of the City of Davis General Plan adopted on December 24, 1987. The primary goal of the revised Open Space Element is to provide the City with a continuous greenway and open space system. The greenway concept consists of several components linking existing and future recreational and open space areas both within and outside of the City limits. To implement the open space, the plan includes the following components:

- **Agricultural Preserve:** Areas designated Agricultural Preserve are those agricultural lands identified by the City of Davis as permanent agriculture. These lands will ensure a permanent buffer between adjacent jurisdictions that will maintain the separate identities of surrounding cities.
- **Agricultural Open Space:** Agricultural open space shall serve to protect valuable natural resources such as Class I and II (agricultural) soils. Uses include farmlands (including houses, farm buildings), and land to be used for the production of food and fiber during and beyond the 23-year planning period.



Source: STA Planning, Inc.

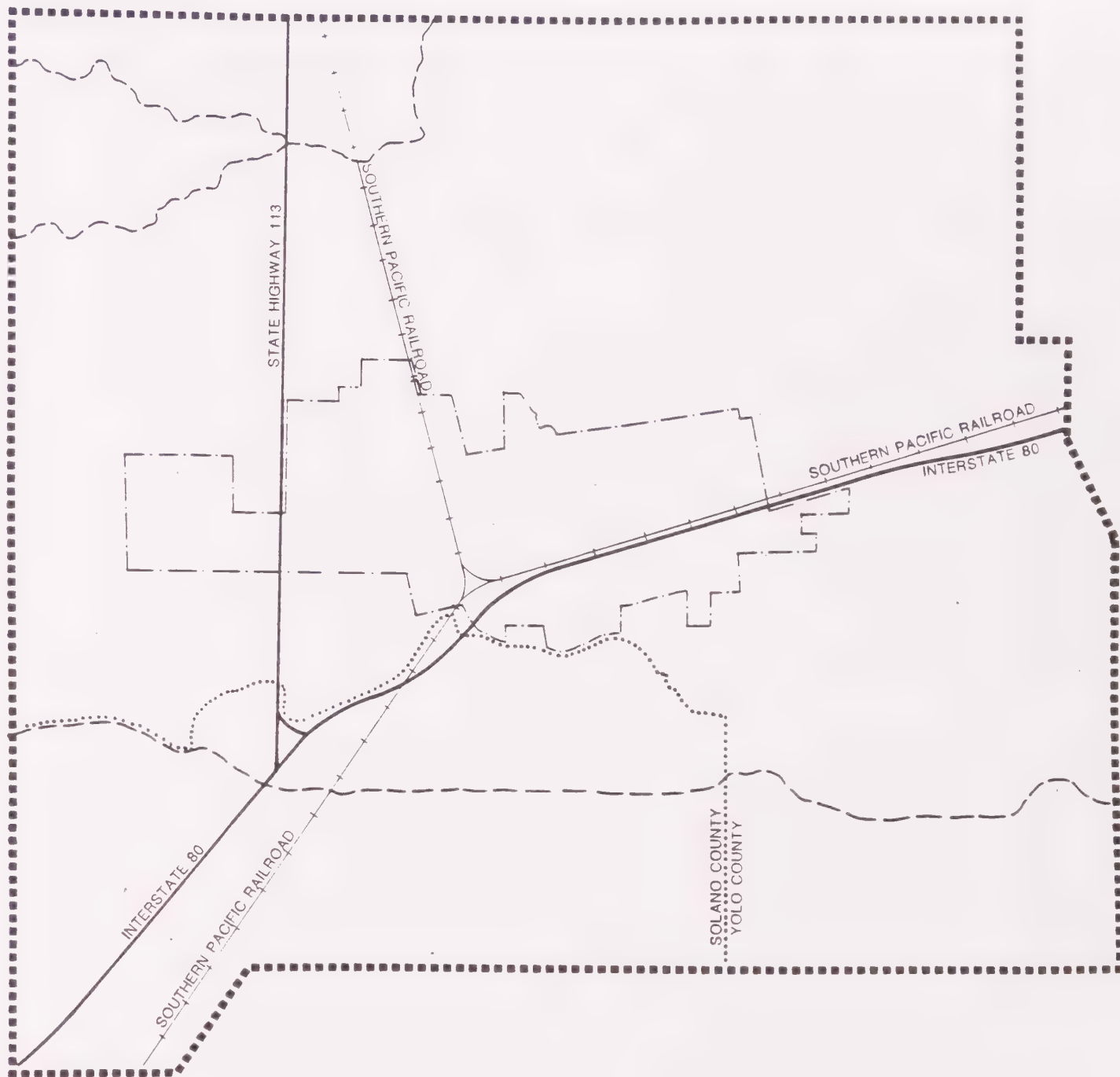
REGIONAL LOCATION

OPEN SPACE ELEMENT EIR
City of Davis

STA inc.
no scale



Exhibit 1



..... PLANNING AREA BOUNDARY

——— NATURAL HABITAT AREA

——·—— CITY LIMITS

..... SOLANO COUNTY/YOLO COUNTY LINE

Source: City of Davis Community Development Department

PLANNING AREA

OPEN SPACE ELEMENT EIR

City of Davis

STA inc.

no scale



Exhibit 2

- **Nature Reserves, Wildlife Habitat, and Wetlands:** The purpose of the Nature Reserves shall be to preserve existing wildlife habitat and develop new wildlife habitat. Possible uses include: farmland (compatible agriculture), wildlife habitat preserves, habitat for permanent and migratory waterfowl and other species, native trees and plant species, seasonal and permanent wetlands, drainage channels, bikeways, passive and low intensity recreation, nature study areas, and interpretive centers.
- **Davis Greenbelt:** The Davis Greenbelt lies adjacent to urban development surrounding the city. It consists of continuous open space with a public access and circulation component that has minimal interaction with vehicles and a component of ongoing agricultural use. The Davis Greenbelt provides public recreation areas, semi-public areas, and buffer areas. Possible uses include: public access, public access for community and non-commercial open space and recreational uses, community gardens, urban forests, biking, jogging, hiking, and equestrian trails, retention ponds, athletic fields, horse stables, field and row crops, orchards, organic farms, natural habitat preserves, landmark or historic sites, and drainage channels and/or overflow areas for flood control. The Greenbelt shall have an average width of 1500 feet and a minimum width of 500 feet. The public access portion of the Greenbelt shall be 100 feet in width on average.
- **Connector Greenway:** Connector Greenways, following natural and manmade drainage channels, roadways, railroad and utility easements, link the outside edge of urban development and activity to outlying nature reserves, wetlands, City recreational facilities, and future regional parks and open space. Connector Greenways will vary in width and include a variety of land uses, including passive recreation. Possible uses include: bikeways, native plants, rest stops, trails, and directional and interpretive signs.
- **Neighborhood Greenbelt:** Neighborhood greenbelts consist of public open spaces within urban development that provide safe and secure linear parkways and connectors close to residents as alternatives to biking or walking on streets. Neighborhood greenbelts connect to the Davis Greenbelt, Greenstreets, parks, other greenway elements, and other public facilities. Public uses include: existing and proposed neighborhood open space corridors developed with landscaping and trees, bikeways, benches, picnic areas, lighting, barbeque sites, play areas, meadow areas as open space, horseshoe pits, and volleyball courts.
- **Greenstreets:** The Greenstreets network utilizes the existing and future streets, bicycle lanes, and path system. The primary goal of these connections is to provide pleasant and safe circulation routes for bicyclists,

pedestrians, as well as cars. Greenstreet uses include: roadways, street trees (including landmark trees), landscape corridors and medians (including drought tolerant plantings), and bike lanes.

- **Parks and Recreation:** Park and Recreation areas include all existing and future neighborhood and district parks, public golf courses, and other public recreational facilities within urban development. Park and recreation areas offer traditional park amenities. Possible uses include: existing and proposed public and private recreation sites, including golf courses, baseball fields, tot lots and play apparatus, adult playing fields, soccer fields, swimming pools, community center buildings, after school care facilities, art in public places, facilities for night time recreation in district parks, trails, benches, interpretive markers, picnic areas, barbeque facilities, water fountains, landspacing and irrigation, trees for shade and wind protection, visual and sound screens, shade structures (including arbors), trellises, and passive and active facilities.
- **Community Infrastructure:** Primary elements of Community Infrastructure include flood control, waste water treatment, water production and delivery, power generation, and landfill facilities. These facilities also serve secondary roles as greenway elements such as Connector Greenways or Nature Reserves and as irrigation water (treated wastewater).

Specific policies set forth in the Open Space Element guide the development of each component and address design, types of habitat, and other issues. Exhibit 3 presents the proposed Open Space Element Map. Table A provides proposed Open Space components acreage as well as how much of the component currently exists.

Financing is available for some components of the Open Space Element. The City's Major Projects Financing Plan includes allocations for the purchase and development of the Davis Greenbelt (formerly called the "Ring Greenway"). Financing for parks is provided through the Quimby Act (park in-lieu fees), and financing of nature reserves and wetlands is provided through Proposition 70 monies.

General Plan Consistency

In addition to amending the City of Davis Open Space Element, some General Plan policies are being revised. This will ensure consistency within elements of the General Plan. If this project is approved, General Plan policies that will change are listed below. Text that has been lined out is to be deleted. Underlines text is to be added. The remaining General Plan policies are consistent with the revised Open Space Element.

TABLE A
PROPOSED OPEN SPACE ELEMENT COMPONENTS

COMPONENT	EXISTING ¹ ACREAGE	PROPOSED ² ACREAGE
Agricultural Preserve	0	7,443
Agricultural Open Space	40,334	20,641
Nature Reserve/Wildlife Habitat/Wetlands	0	8,691
Davis Greenbelt	15	2,686
Connector Greenway	0	451
Neighborhood Greenbelt	41	155
Parks and Recreation	406	506
Greenstreet	112	116
Community Infrastructure	0	1920

Source: City of Davis Community Development Department

Notes: The proposed acreage figures are estimates that will be refined through the planning process.

(1) Existing acreage includes existing open space acreage of the proposed components.

(2) Proposed acreage reflects total open space acreage as depicted on Exhibit 3.

Land Use Element

- 2.1.A. Maintain Davis as a small, University-oriented city surrounded by farmland, greenbelt, and natural habitats and reserves.

Figure 3, Greenbelt/Agricultural Buffer to be revised to be consistent with Davis Greenbelt.

- 2.2.F. ~~Where feasible, c~~ Create open space between urban and agricultural uses to provide a visual edge.

- 3.3.I. Add new Open Space land use designations.

Conservation Element

- 6.1.A. Preserve, enhance, and where feasible restore ~~and protect~~ natural habitat areas.

The major existing natural habitat areas are along Putah Creek, Willow Slough and Dry Slough. Areas within the former Davis Landfill and the current wastewater treatment facility support considerable wildlife populations. A major potential new habitat area is the area of historic marsh and riparian forest adjacent to the Yolo Bypass.

- 6.1.B. Where preservation of habitat is not feasible in new development, replacement of equal or greater value shall be required.

- 6.2.J. ~~Preserve agricultural~~ Reserve land adjacent to the Yolo Bypass, an important site on the Pacific Flyway for migratory waterfowl and other bird species, for the preservation and restoration of wildlife habitat and wetlands while maintaining compatible agriculture. ~~Causeway to preserve the habitat which is part of the Sacramento Valley flyway for migratory waterfowl and other bird species.~~

- 6.4.F. ~~Evaluate and d~~ Develop a program to encourage reuse of treated wastewater and other suitable drainage water.

Possible uses for treated wastewater include sheet flooding to create wetlands, the formation of a City groundwater aquifer recharge program or sale of treated wastewater for irrigation.

Safety Element

7.2.A. *Figure 11 shows flood-prone areas. Open Space policy 3.2.B. also provides for designation of lands below 25-foot elevation as flood plain and wildlife habitat to be maintained in agricultural use or as wildlife habitat.*

REQUIRED DISCRETIONARY ACTIONS

The following section describes discretionary actions which are required for project approval. For all actions, approval is granted by the lead agency, the City of Davis.

1. **Certification of the EIR.** Acceptance of an environmental document as having been prepared in compliance with the California Environmental Quality Act (CEQA), the State CEQA Guidelines, the City of Davis CEQA Guidelines, and certification that the data was considered in final decisions on the project.
2. **Adoption of the revised Open Space Element.** Adoption of the Revised Open Space Element by the City of Davis.
3. **General Plan Amendment.** Amendments to the following General Plan elements to bring them into consistency with the revised Open Space Element:
 - Land Use Element - map and text changes
 - Conservation Element - text changes
 - Safety Element - text changes
4. **Specific Plan Amendment.** An amendment to the South Davis Specific Plan Map to bring it into consistency with the revised Open Space Element.
5. **Fiscal Analysis.** Although not a required discretionary action, the Fiscal Analysis for the Open Space Element will be accepted as being complete.

PROJECT HISTORY

In August 1989, the City of Davis City Council directed the Community Development Department to prepare a revised Open Space Element incorporating the existing document policies, and map to reflect the "greenway concept." Staff worked with an appointed greenway working committee that provided expertise and overall direction. On December 6, 1989, the City Council reviewed the Draft Open Space Element. Public comments were gained from a public workshop held on December 9, 1989. Comments submitted at the workshop have been incorporated into the Draft Open Space Element.

PROJECT OBJECTIVES

1. The creation of continuous public open space.
2. The creation of Connector Greenways or links to connect open space areas.
3. The enhancement of native vegetation and wildlife habitat.

LEAD AND RESPONSIBLE/TRUSTEE AGENCIES

Lead Agency

The project sponsor and applicant is the City of Davis. In conformance with Sections 15050 and 15367 of the State CEQA Guidelines, the City of Davis has been designated as the "lead agency" which is defined as the "public agency which has the principal responsibility for carrying out or disapproving a project."

The Lead Agency contact is:

City of Davis:

Bill Allayaud
Community Development Department
23 Russell Boulevard
Davis, California 95616
(916) 756-3746

Possible Responsible/Trustee Agencies

California Air Resources Board
1102 Q Street
Sacramento, CA 95812

California Department of Food and
Agriculture
1220 N Street
Sacramento, CA 95814

California Department of Conservation
1416 Ninth Street
Sacramento, CA 95814

California Department of Water
Resources
900 P Street
Sacramento, CA 95814

California Department of Fish and Game
Region 2
1701 Nimbus Road, Suite A
Rancho, Cordova, CA 95670

California Public Utilities Commission
505 Van Ness Avenue
San Francisco, CA 94109

Reclamation Board
1416 Ninth Street, Room 706
Sacramento, CA 95814

Solano County Department of
Environmental Management
601 Texas Street
Fairfield, CA 94533

Solano County Local Agency
Formation Commission
601 Texas Street
Fairfield, CA 95695

U.S. Army Corp of Engineers
650 Capital Mall
Sacramento, CA 95695

U.S. Fish and Wildlife Service
2800 Cottage Way
Sacramento, CA 95825

UC Davis
Office of Planning and Budget
UC Davis
381 Mrak Hall
Davis, CA 95616

Water Resources Control Board
901 P Street
Sacramento, CA 95814

Woodland, City of
Community Development Department
300 First Street
Woodland, CA 95695

Yolo County Agriculture Commission
70 Cottonwood
Woodland, CA 95695

Yolo County Flood Control and Water
Conservation District
Route 1, Box 1079 M
Woodland, CA 95695

Yolo County Local Agency
Formation Commission
625 Court Street, Room 202
Woodland, CA 95695

Yolo County Planning Department
292 West Beamer Street
Woodland, CA 95695

Yolo County Resource Conservation
117 West Main Street, Suite 21
Woodland, CA 95695

Yolo/Solano Air Pollution Control
Box 1006
Woodland, CA 95695

REGIONAL AND LOCAL SETTING

INTRODUCTION

The following section discusses the planning area from a regional and local perspective. Major pending development projects are also described. The setting section has been divided into these two subsections to indicate and discuss the distinct areas in which the project may affect or be affected by existing and proposed development. The regional area discussed in this section are designated for the purpose of evaluating project impacts only and does not necessarily represent an adopted study area of the City of Davis.

REGIONAL SETTING

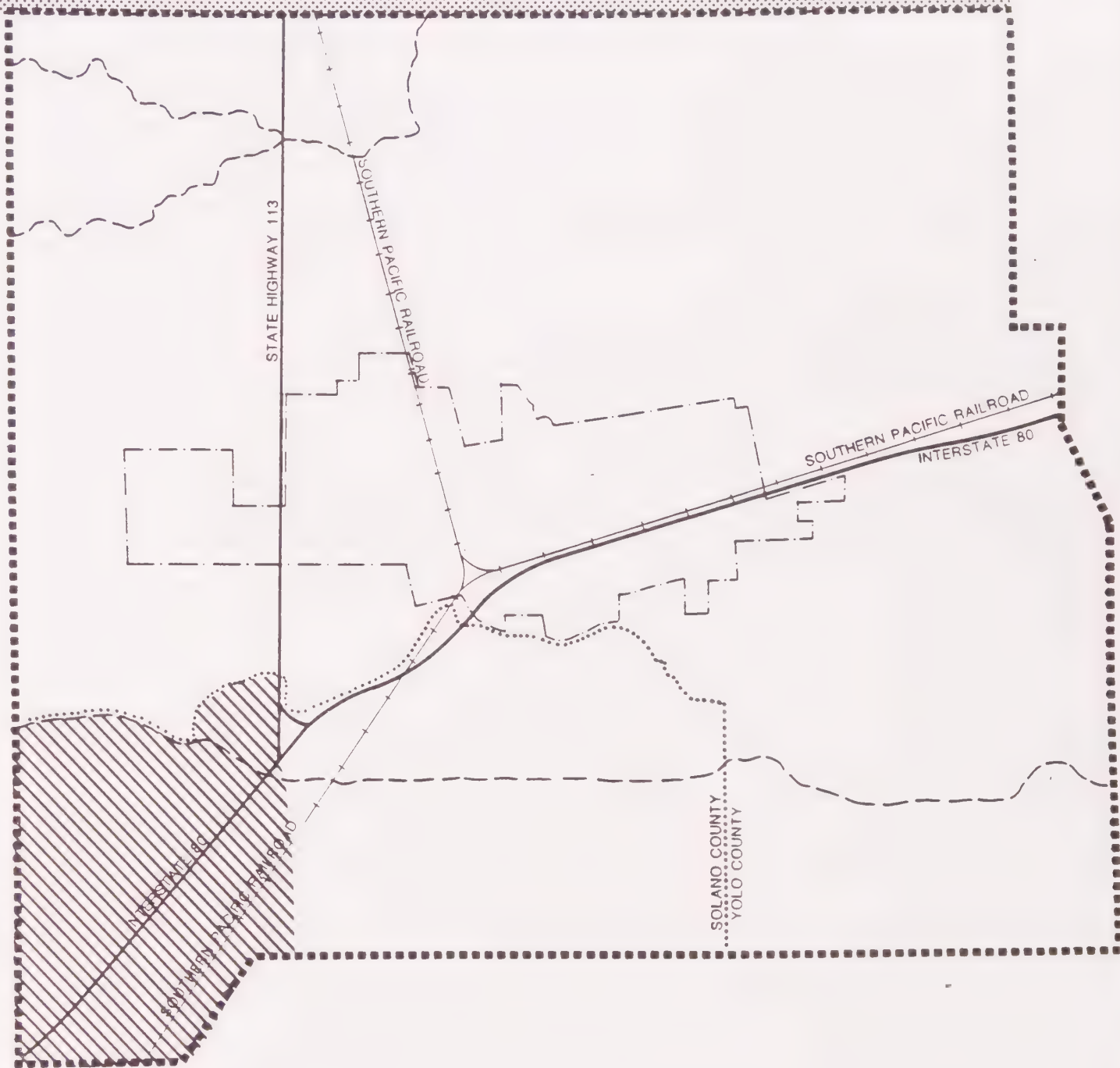
The City of Davis and adjacent unincorporated areas of the project lie in what is referred to as the Sacramento Valley, as part of the Central Valley Basin of California. Communities adjacent to the planning area include the cities of Dixon, Sacramento, West Sacramento, Winters, and Woodland. The planning areas of two adjacent communities, the City of Dixon and the City of Woodland are shown on Exhibit 4. The City of Dixon's Planning Area partially overlaps the City of Davis Planning Area.

The University of California, Davis (UCD) campus is located in the eastern portion of the Putah Creek Plain, adjacent to the City of Davis. The campus is included in the City of Davis General Plan Planning Area. UCD comprises 3,600 acres within Yolo and Solano Counties, bounded by Russell Boulevard to the north, a line just west of County Road 98 to the west, the south fork of Putah Creek to the south, and the Southern Pacific Railroad and the City of Davis to the east.

LOCAL SETTING

The project area covers approximately 84 square miles within the City of Davis and in Yolo and Solano Counties. For purposes of this analysis the local setting is the General Plan Planning Area. The local setting is described in the Project Description section and shown on Exhibit 2. Current land uses in the planning area include predominantly agricultural open space in the unincorporated areas of Yolo and Solano Counties.

Other major land uses in the planning area include the University of California, Davis, the Yolo County Landfill, the City of Davis Sewage Treatment Plant, and the Davis Municipal Golf Course. Land within one mile of the landfill is designated as Open Space for Public Health and Safety.



..... PLANNING AREA BOUNDARY

----- CITY LIMITS



DIXON PLANNING AREA

----- NATURAL HABITAT AREA

..... SOLANO COUNTY/
YOLO COUNTY LINE



WOODLAND PLANNING AREA

Source: City of Davis Community Development Department

ADJACENT CITIES PLANNING AREAS

OPEN SPACE ELEMENT EIR
City of Davis

STA inc.
no scale



Exhibit 4

The major streams that drain the unincorporated County areas around Davis are Putah Creek to the south and Willow Bypass to the north, which both empty into the Yolo Bypass. Putah Creek drains approximately 634 square miles of Lake, Napa and Yolo Counties originating in the coastal ranges at an elevation of 3,000 feet. Willow Bypass is a leveed channel that drains approximately 204 square miles and receives flows from Willow, Cottonwood, Chickahominy, and Dry Sloughs south of Cache Creek. (Crossroads Place Project DEIR, November 1989).

The City of Davis currently operates 31 parks in the form of mini-parks, neighborhood parks, district recreation parks, citywide recreation parks, special use areas and facilities, and greenbelts. Eight new neighborhood and district parks are proposed in the current Davis General Plan.

It is estimated that the existing urban area within the Davis city limits will increase by 25%, consuming approximately 4% of the current planning area's open land. Pending development projects are shown in Table B. The location of most of these are shown on Exhibit 5, Cumulative Projects.

TABLE B
PENDING DEVELOPMENT PROJECTS

PROJECT	DESCRIPTION
Waggener Ranch	<ul style="list-style-type: none"> ● 105 living group units, 176 multi family units ● 49 student coop units; 43 Fine Arts Coop units ● nature preserve, bike paths ● 10 fraternities/sororities and 3 unspecified living group units
Tanglewood Apartments	<ul style="list-style-type: none"> ● 216 apartment units ● 14.37 acres ● 408 parking spaces
Mace Ranch	<ul style="list-style-type: none"> ● 423 multi family, 1155 single family units ● 20 acres retail and commercial space ● 86 acre business/industrial park ● 34 acres of industrial use ● 20 acres office use ● 34 acres district, neighborhood parks ● 20 acres greenbelt ● 8 acres school ● 528 total acres
Covell Park Northstar	<ul style="list-style-type: none"> ● 360-420 single family lots ● 6.8 acre park ● 28.4 acres of greenbelt ● permanent and holding ponds ● day care facility ● 160.6 total acres
El Macero Estates	<ul style="list-style-type: none"> ● 89 acres ● 23 residential one family units

Continued

TABLE B (Cont.)

PENDING DEVELOPMENT PROJECTS

PROJECT	DESCRIPTION
Wildhorse Golf Club	<ul style="list-style-type: none"> ● 888 single family units on 159 acres; 122 affordable housing units ● 198 acres of golf course, open space ● 7 acre park ● 54 acre horse ranch ● 14 acres of Neighborhood Greenbelt
Crossroads Place	<ul style="list-style-type: none"> ● 1408 units of single, multi-family and affordable units ● approximately 100 acres of greenbelt ● approximately 85 acres of park ● 3 acres of neighborhood commercial ● 15 acres of highway services/commercial ● 7.5 acres of wetlands ● fire station ● 385 acres total
Davis Villa	<ul style="list-style-type: none"> ● 150 one, two, and three bedroom apartments ● 40 two, three bedroom DCH units ● 12 units: summer house project ● 475 parking spaces
North Davis Farms	<ul style="list-style-type: none"> ● 20 single family units
Aspen Stonegate East	<ul style="list-style-type: none"> ● 630 apartment units ● 325 senior residential and single family units ● 5.0 acre park ● 29.5 acres retail ● 14 acres for research/development ● 120 acres total
Oakshade	<ul style="list-style-type: none"> ● 753 single and multi-family units ● 38 affordable multi-family units

Continued

TABLE B (Cont.)

PENDING DEVELOPMENT PROJECTS

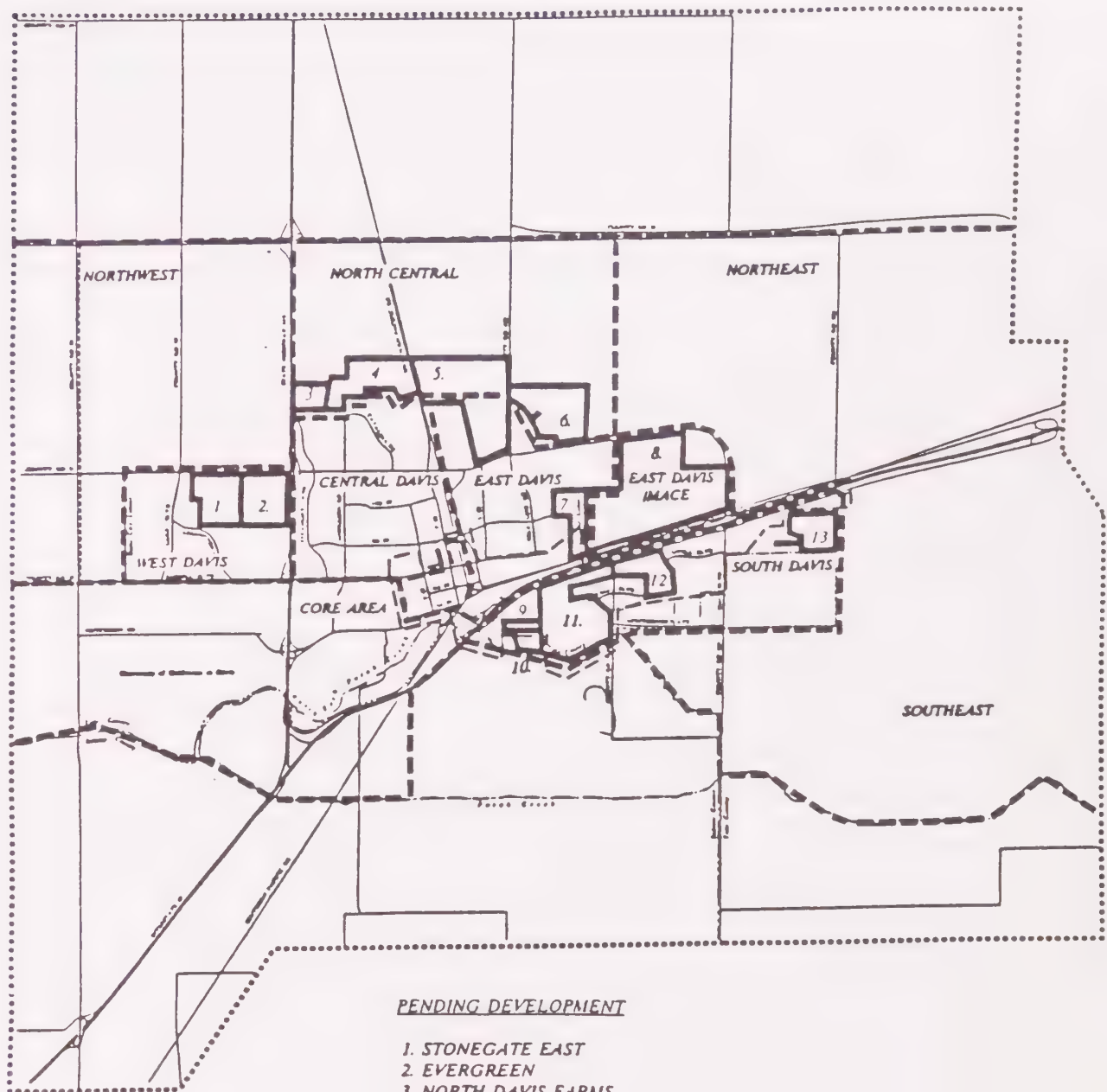
PROJECT	DESCRIPTION
Oakshade	<ul style="list-style-type: none"> ● 41 acres in district parks; 9 in Putah Creek Parkway ● 8 acres industrial/research/office ● 17 acres highway services/commercial ● 9 acres commercial/recreation ● 8 acres quasi-public ● 9 acres school site ● 7.2 acres shopping center
Evergreen	<ul style="list-style-type: none"> ● 650 medium density apartments ● 251 units single-family detached; 68 units family cluster ● 9.6 acre park ● 5.1 acre landscape buffer ● 20 acres unspecified ● 120 total acres
Senda Nueva #6 and #7	<ul style="list-style-type: none"> ● 18 duplexes ● 17 single-family detached ● 5.06 total acres
Southfield Park (Chiles Park)	<ul style="list-style-type: none"> ● 45 units single family detached; 40 cluster homes ● 60 coop units ● 3.0 acres quasi-public ● 3.5 acres industrial/research ● 15.5 total acres
Sunrise Home	<ul style="list-style-type: none"> ● 120 units single-family detached ● 14.6 total acres

TABLE B (Cont.)

PENDING DEVELOPMENT PROJECTS

PROJECT	DESCRIPTION
Willow Creek	<ul style="list-style-type: none"> ● 232 units single-family detached; 45 cluster housing units ● 40 units Davis Community Housing ● 5.7 acres greenbelt ● day care facility ● 3 acre commercial ● 22.7 acres office/research ● 4.6 acre neighborhood park ● 5.1 acres minor arterial ● 101.0 total acres
Willowbank #9	<ul style="list-style-type: none"> ● 34 units single-family detached ● 4 church

Source: City of Davis Community Development Department



Source: City of Davis

CUMULATIVE PROJECTS

OPEN SPACE ELEMENT EIR
 City of Davis

STA inc.
 no scale



Exhibit 5

ENVIRONMENTAL ANALYSIS

LAND USE

INTRODUCTION

The Land Use section of the EIR describes existing land uses within the Planning Area. It also analyzes the impacts that the revised Open Space Element uses will have on existing land uses should the Element be implemented.

EXISTING CONDITIONS

Existing Land Uses

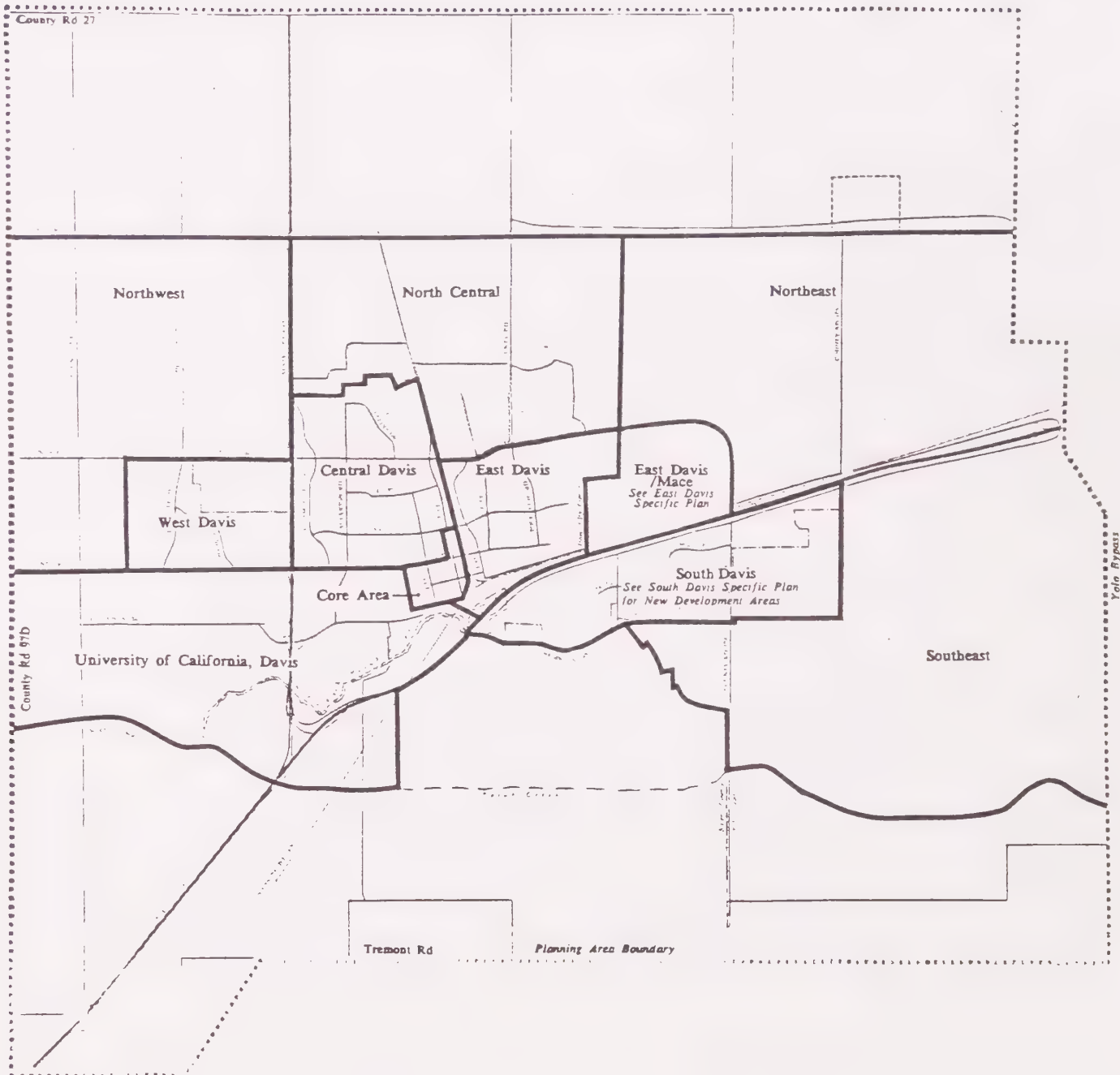
In the 1987 General Plan, the City of Davis Planning Area is divided into 11 "data units" into which existing and projected land-use data was aggregated. These data units include:

- Northwest
- North Central
- Northeast
- Southeast
- South Davis
- East Davis/Mace
- East Davis
- Core Area
- University of California, Davis
- Central Davis
- West Davis

Exhibit 6 indicates these data units. The data units may include incorporated City of Davis lands and unincorporated Yolo County lands. The Planning Area boundaries also includes Yolo and Solano County lands which are not included within a data unit.

Existing land uses in the Northwest unit include rural residential, agriculture, and the municipal golf course. Existing land uses in the North Central area include rural residential, old landfill area, and agriculture. There is an existing drainage channel along the Southern Pacific Railroad tracks that carries storm runoff from most of central Davis. It is connected into the drainage facility commonly known as "Channel A." There is an existing drainage detention facility in this area owned and maintained by the City known as the North Area Pond. This facility detains storm water runoff from development in the Covell Park and Senda Nueva areas of the City. This facility is also being enhanced to provide a better habitat for wildlife and natural vegetation.

In the Northeast unit, agricultural and rural residential uses predominate. Agricultural and rural residential uses are found in the Southeast unit.



Source: City of Davis General Plan

DATA UNIT BOUNDARIES

OPEN SPACE ELEMENT EIR
City of Davis

STA inc.
no scale



Exhibit 6

According to the 1989 South Davis Specific Plan, development is mixed and fragmented in the South Davis unit. Existing land uses include single- and multi-family residential, commercial, office, and agriculture. In total, the South Davis unit encompasses 1,600 acres, 826 of which are vacant lands. A portion of the existing Putah Creek Parkway contains a drainage channel which carries storm runoff from all of the South Davis area.

The East Davis/Mace unit is directed by the 1987 East Davis Specific Plan in addition to the General Plan. This unit includes 658 acres of unincorporated Yolo County lands. Except for about 25 acres that are occupied by industrial, office, and residential uses, the East Davis/Mace area consists of prime agricultural land.

The East Davis unit is located next to the East Davis/Mace unit and is not subject to the East Davis Specific Plan. Current uses in this area include single-family, multi-family, industrial/office, and park land. There is an existing drainage detention facility in this area, which is owned and maintained by the City and is known as the Core Area Pond. This facility detains storm water runoff from developments in the Core Area and from portions of the East Davis and Mace Areas. This area is much more urbanized than the data units described above.

The Core Area is the oldest portion of the City. Retail, park, and residential uses exist in this area.

The University of California, Davis unit is not located within the City of Davis incorporated boundaries. Existing uses include academic/administrative, support/maintenance, residential, recreational, open space, and agricultural uses (teaching/research fields).

Current uses within Central Davis include single-family, multi-family, park/greenbelt, and retail. Single-family and multi-family residential, retail, greenbelt/park, and agricultural uses are located within West Davis. There is an existing drainage detention facility in the West Davis area, which is owned and maintained by the City and is known as the West Area Pond. This facility detains storm water runoff from all developments in this area. This facility is also being enhanced to provide a better habitat for wildlife and natural vegetation.

There is also an existing drainage detention facility adjacent to the existing drainage channel along the north and west sides of the Stonegate projects. It only contains water for brief periods of time in very rainy years. This facility is privately owned and maintained.

The northern portion of the Planning Area from County Road 29 to County Road 27 predominately includes agricultural uses. Also present are community infrastructure as follows: Willow Slough Bypass, Hunt-Wesson disposal site, Yolo County Landfill, and the City of Davis Wastewater Treatment Plant.

The southern portion of the Planning Area (not included within a unit) to Fremont Road consists of unincorporated Solano County land. Existing land uses include agriculture and highway commercial.

Agriculture - Yolo County

As described above, agricultural uses predominate within the Planning Area. Agriculture represents a very important economic activity to the Central Valley and to the Davis area. In 1987, the Census of Agriculture reported statistics by County. In Yolo County, approximately 376,279 acres were devoted to cropland. The total amount of land in farms in the County equalled 505,597 acres. The average size of farms equalled 500 acres. Crops grown in the County areas adjacent to the City of Davis include truck crops, wheat, tomatoes, sugar beets, unirrigated pasture, alfalfa and oat hay, turf, safflower, cut flowers, and UC Davis' agricultural plantings (Ag Hoc Buffer Task Force Final Report, June 15, 1989).

The type of crops currently grown within the Yolo Basin area (in the Northeastern and Southeastern data units) include alfalfa, beans, corn, beets, tomatoes, sudan, wheat, and safflower. Table C summarizes the acreage devoted to each crop in 1989. The largest crop in terms of harvested crops was wheat.

In order to protect farmland in the County of Yolo, many farms are under Williamson Act Contracts. These contracts commit the land to agricultural use for a minimum of 10 years. The location of Williamson Act Contract lands is shown on Exhibit 7.

Much of the land in Yolo County and within the Davis Planning Area is considered prime farmland. Prime farmland is defined by the California Department of Conservation as "land with the best combination of physical and chemical features for the production of agricultural crops." Exhibit 8 shows the location of prime farmland in Yolo County within the Planning Area limits. County-wide statistics for prime farmland conversion are indicated on Table D. Prime farmland soil types are listed in Appendix C.

Other classifications for farmland include Farmland of Statewide Importance, Unique Farmland, Farmland of Local Importance, and Grazing Land. Each category is defined in Appendix C.

Another major category of farmland is the Farmland of Statewide Importance. It is defined by the State Department of Conservation as "land with a good combination of physical and chemical features for the production of agricultural crops." Conversion of this type of land is indicated on Table D. Soil types associated with this category are listed in Appendix C. Some areas adjacent to the City of Davis are designated with this soil type.

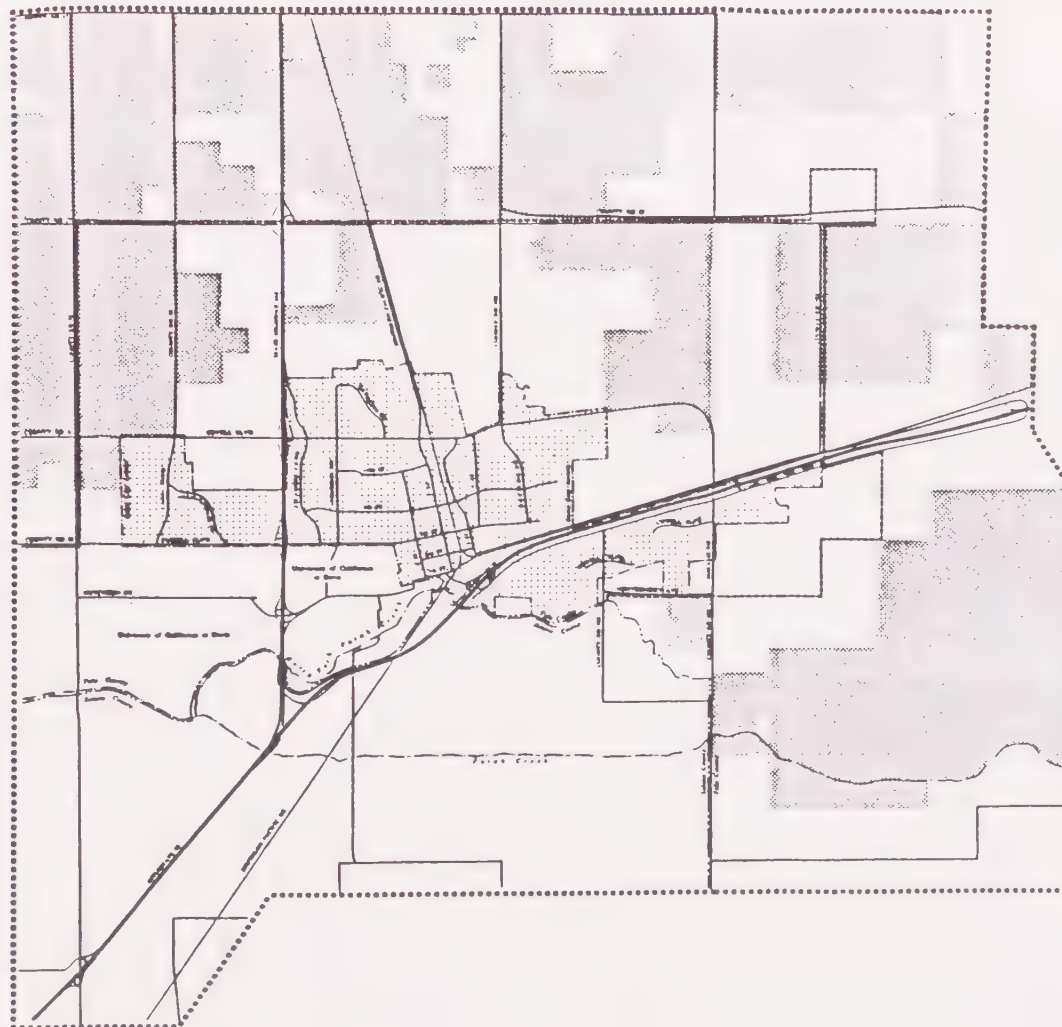
TABLE C

CROPS PRODUCED IN 1989
IN AREAS A AND B OF THE YOLO BASIN WILDLIFE PLAN

CROP	Year	<u>PRODUCTION</u>		Unit
		Harvested Acreage	Per Acre	
Alfalfa	1989	1,051	5.46	Tons
Beans	1989	45	1.20	Tons
Corn	1989	922	4.00	Tons
Beets	1989	174	23.85	Tons
Tomatoes	1989	1,061	30.20	Tons
Sudan	1989	65	1.00	Tons
Wheat	1989	2,194	2.90	Tons
Safflower	1989	285	.75	Tons
Totals		5,797*		

*Approximately 233 additional acres are open

Source: Ray Perkins, Yolo County, Ag Commissioner, March 14, 1990.



Source: City of Davis General Plan

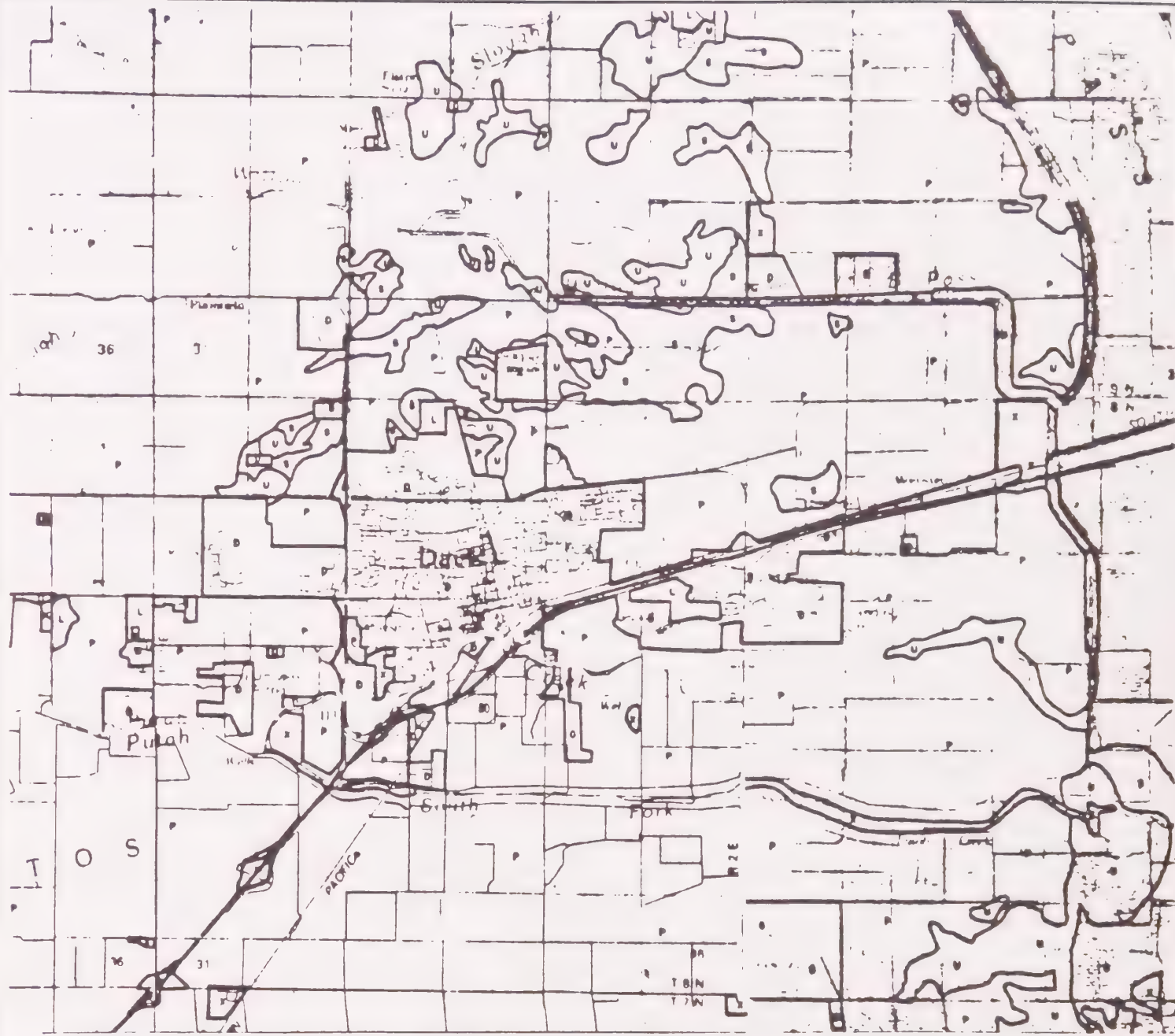
WILLIAMSON ACT CONTRACT LANDS

OPEN SPACE ELEMENT EIR
City of Davis



no scale

Exhibit 7



- | | |
|---|----------------------------------|
| P PRIME FARMLAND | G GRAZING LAND |
| S FARMLAND OF STATEWIDE IMPORTANCE | D URBAN AND BUILT-UP LAND |
| U UNIQUE FARMLAND | X OTHER LAND |
| L FARMLAND OF LOCAL IMPORTANCE | |

Source: Department of Conservation, 1986

IMPORTANT FARMLANDS MAP

OPEN SPACE ELEMENT EIR
City of Davis

STA inc.
no scale



Exhibit 8

TABLE D

YOLO COUNTY
1984-1986 LAND USE CONVERSION

LAND USE CATEGORY	<u>COUNTY SUMMARY AND CHANGE BY LAND USE CATEGORY</u>					
	<u>Total Acreage</u>		<u>1984-86 Acreage Changes by Category</u>			
	1984	1984	Acres Lost	Acres Gained	Total Acreage	Net Acreage
Prime Farmland	272,041	272,227	639	825	1,464	186
Farmland of Statewide Importance	22,902	23,248	49	395	444	346
Unique Farmland	55,597	55,858	167	428	595	261
Farmland of Local Importance	94,809	93,813	1,621	625	2,246	-996
Important Farmland Subtotal	445,349	445,146	2,476	2,273	4,749	-203
Grazing Land	121,497	121,309	188	0	188	-188
Agricultural Land Subtotal	566,846	566,455	2,664	2,273	4,937	-391
Urban Built-Up Land	20,274	20,530	0	256	256	256
Other Lands	54,279	54,414	84	219	303	135
Water Area	6,870	6,870	0	0	0	0
Total County Area Inventoried	648,269	648,269	2,748	2,748	5,496	0

Source: Department of Conservation, Office of Land Conservation

Agriculture - Solano County

Approximately 95 percent of the total unincorporated land area of Solano County is in some form of agricultural use. Agricultural pursuits occur on a wide variety of soils and are conducted through a wide variety of farming techniques.

The 75,000 acre plain in the Dixon-Yolano area is the dominant agricultural area of the County. It is comprised of irrigated lands, predominately Class I and II soils, and supports irrigated field, seed and truck crops. Sugar beets, field corn and tomatoes are the leading crops in the area. (Solano County Land Use and Circulation Element 1980)

Over 287,000 acres, representing 63 percent of the County's agricultural, watershed and marsh lands, have been placed in agricultural preserves under the provisions of the Land Conservation Act which limit the use of these lands to agricultural and open space uses in order to discourage premature and unnecessary conversion of such lands to urban uses. Urban expansion and development speculation on agricultural lands have placed increasing pressures to convert agricultural lands to other uses. (Solano County Land Use and Circulation Element 1980)

Classifications of farmland appear on Exhibit 8. A large portion of Solano County farmland within the Planning Area is considered prime. Soil types associated with the prime farmland in Solano County are located in Appendix C. Some other areas within the Planning Area contain grazing land. No Farmland of Statewide Importance is found in the Solano County portion of the Planning Area.

Surrounding Land Uses - Outside the Planning Area

Outside the Planning Area, agricultural uses predominate in all directions. Some highway commercial uses are located along Interstate 80. To the north of Davis lies the City of Woodland, to the east lies the City of West Sacramento, to the south lies the City of Dixon, and to the west lies the City of Winters.

IMPACTS

Under CEQA, the loss of prime agricultural land or the impairment of agricultural productivity is considered a significant impact. For the purposes of this EIR impacts which result in substantial land use incompatibilities are also considered significant. Incompatibilities may occur between land uses within the Planning Area and between uses within and outside the Planning Area. Land use changes associated with the revised Open Space Element are described below according to data unit.

Northwest

The Davis Greenbelt will be developed along the perimeter of urban development. Some existing prime and other farmland will be converted to the following uses: public access-way (100 foot width minimum), community gardens, urban forests, biking/jogging/hiking/equestrian trails, retention ponds, active recreation areas, horse stables, natural habitat preserves, landmark/historical areas, and other uses listed in the Project Description section. In total 41 acres of prime farmland will potentially be converted to Davis Greenbelt uses. Please refer to Table E which lists prime agricultural land to be converted. Any loss of prime farmland is considered a significant impact.

The loss of prime agricultural land in this unit must, by definition, be considered a significant impact. This impact is minimized by the fact that the Davis Greenbelt will consist mainly of continued agricultural uses. Existing housing associated with the farmland is permitted. Future housing development is not an allowable use, except for that associated with farming.

Connector Greenways in the Northwest data unit will follow existing roadways. Uses within the greenway will include bikeways, native plants, rest stops, and directional and interpretive signs. Minimal agricultural land and/or residential property may be converted to allow development of the Connector Greenway infrastructure. Approximately 14 acres of prime agricultural land will be converted to Connector Greenway uses. Any loss of prime farmland is considered a significant impact.

A small portion of Dry Slough falls within the Northwest data unit. The project proposes this area to be a Nature Reserve/Wildlife Habitat/Wetlands. The calculated loss of prime agricultural land is discussed under Unincorporated Yolo County Lands.

Agricultural Open Space is proposed in the remainder of the Northwest unit. It will allow for existing and future farmland (including houses and farm buildings) uses, and land to be used for the production of food and fiber during and beyond the 23-year planning period. No significant impacts are anticipated.

There are two major land use compatibility impacts: the impact of adjacent existing uses to proposed Open Space components and the impact of proposed Open Space components on existing land uses. Both types of impacts are considered in Table F.

Introduction and enhancement of certain wildlife species in the proposed Davis Greenbelt and Nature Reserve/Wildlife Habitat/Wetlands may be a minor detriment to nearby crops. For example, the increase in habitat area may allow increases in existing rodent populations which can affect agriculture through crop damage and affect levee systems through burrowing. This may be offset partially by increases in raptor populations such

TABLE E

PRIME AGRICULTURAL LAND TO BE CONVERTED UNDER
THE REVISED DAVIS OPEN SPACE ELEMENT

DATA UNIT	PROPOSED USE	ACRES CONVERTED
Northwest Data Unit	Connector Greenway on existing roads. Assumed width 30 feet.	Total Converted - 14 acres
	Davis Greenbelt The publicly accessible portion of the Davis Greenbelt will require the conversion of agricultural lands. Assumed width 100 feet.	Total Converted - 41 acres
North Central Data Unit	Connector Greenways on existing roads. Assumed width 30 feet.	Total Converted - 11 acres
	Connector Greenways on Channel A. Existing channel is approximately 100 feet wide. Assumed width 150 feet for new channel.	Total Converted - 4 acres
	Connector Greenways on SP Railroad and perimeter of former City of Davis landfill. Assumed width 100 feet.	Total Converted - 25 acres
	Davis Greenbelt Assumed width 100 feet.	Total Converted - 11 acres
Northeast Data Unit	Connector Greenways on existing roads. Assumed width 30 feet.	Total Converted - 6 acres

Continued on next page.

TABLE E (Cont.)

**PRIME AGRICULTURAL LAND TO BE CONVERTED UNDER
THE REVISED DAVIS OPEN SPACE ELEMENT**

DATA UNIT	PROPOSED USE	ACRES CONVERTED
Northeast Data Unit	Connector Greenways on Channel A. Existing channel is approximately 100 feet wide. Assumed width 150 feet for new channel.	Total Converted - 9 acres
	Davis Greenbelt Assumed width 100 feet.	Total Converted - 29 acres
Southeast Data Unit	Connector Greenways on existing roads. Assumed width 30 feet.	Total Converted - 5 acres
	Davis Greenbelt Assumed width 100 feet	Total Converted - 39 acres
Unincorporated Areas of Yolo County	Nature Reserve, Willow Slough and Dry Slough This reserve includes 100 feet from top of bank on each side of each slough. Assumed width 200 feet plus existing waterway.	Total Converted - 202 acres
	Connector Greenways on existing roads. Assumed width 30 feet.	Total Converted - 17 acres
	Connector Greenways on SP Railroad and north area Comm. Infra. Assumed width 30 feet.	Total Converted - 78 acres
Unincorporated Areas of Solano County	Connector Greenways on existing roads. Assumed width 30 feet.	Total Converted - 11 acres

Continued on next page.

TABLE E (Cont.)

**PRIME AGRICULTURAL LAND TO BE CONVERTED UNDER
THE REVISED DAVIS OPEN SPACE ELEMENT**

DATA UNIT	PROPOSED USE	ACRES CONVERTED
Unincorporated Areas of Solano County	Nature Reserve, Sykes Slough This reserve to contain a Connector Greenway that will require no additional agricultural land conversion.	Total Converted - 157 acres
	Davis Greenbelt Assumed width 100 feet.	Total Converted - 19 acres
University of California	Davis Greenbelt section on existing roads. Assumed width 30 feet.	Total Converted - 5 acres

Source: City of Davis Community Development Department

- Notes: 1. Connector Greenway on Willow Slough Bypass will be made on existing levee roads and will not require conversion of agricultural lands.
2. Connector Greenways near I-80 will not require conversion of agricultural lands.
3. Existing agricultural activities within the Putah Creek Reserve (inside the Putah Creek levees) is compatible with the Nature Reserve designations and shall not be displaced.
4. Connector Greenway on west edge of Yolo Basin Wildlife refuge shall be incorporated into and considered as a part of the Yolo Basin Wildlife Refuge.

TABLE F
LAND USE COMPATIBILITY IMPACTS

DATA UNIT	EXISTING USES ADJACENT TO PROPOSED OPEN SPACE USE	PROPOSED USE	IMPACT
Northwest	Agriculture Rural Residential	Davis Greenbelt Nature Reserve/ Wildlife Habitat/ Wetlands	Yes
North Central	Agriculture Rural Residential Old Landfill	Davis Greenbelt Connector Greenway	Yes
Northeast	Agriculture Rural Residential	Davis Greenbelt Connector Greenway Nature Reserve/ Wildlife Habitat/ Wetlands	Yes
Southeast	Agriculture Rural Residential	Same as Above	Yes
South Davis	Single-Family Parks Multi-Family Industrial/Office	Davis Greenbelt Parks and Recreation	Yes
East Davis/Mace	Agriculture	Davis Greenbelt	Yes
East Davis	Agriculture	Davis Greenbelt	Yes
Core	None	No new uses proposed	No

Continued

TABLE F (Cont.)

LAND USE COMPATIBILITY IMPACTS

DATA UNIT	EXISTING USES ADJACENT TO PROPOSED OPEN SPACE USE	PROPOSE USE	IMPACT
Central Davis	Single-Family Multi-Family Park Retail	Davis Greenbelt	Yes
West Davis	Agriculture Single-Family Multi-Family Park	Davis Greenbelt	Yes
UC Davis	Multi-Family Academic Agriculture Support/Maintenance Facilities	Davis Greenbelt	Yes
Northern Planning Area - Yolo County	Agriculture Rural Residential	Agricultural Preserve Agricultural Open Space Nature Reserve/ Wildlife Habitat/ Wetlands Community Infrastructure	Yes
Southern Planning Area - Solano County	Agriculture Highway Commercial Rural Residential	Agricultural Open Space Nature Reserve/ Wildlife Habitat	Yes

Source: STA Planning, Inc.

as the Swainson's hawk which feed on rodents (phone interview, Charles Patterson, Consulting Biologist, April 7, 1990). This is considered a potentially significant impact, until additional environmental documentation is prepared for specific Open Space Element components.

In addition, Open Space Element uses with public access will increase human activity near adjacent agriculture. This may affect agriculture by increased chances of trespassing. Mitigation measures can reduce this impact to a level of insignificance.

North Central

As in the Northwest data unit, the development of the Davis Greenbelt in the North Central area will result in the conversion of some prime agricultural land to develop public access and other greenbelt uses as described above. Some portions of the Davis Greenbelt will be accommodated with proposed development projects on land already committed to urban use by the General Plan. The approximate amount of prime agricultural land converted to Davis Greenbelt uses will be 11 acres. Any loss of prime agricultural land is considered a significant impact.

A Connector Greenway is proposed near the existing Southern Pacific Railroad tracks. Forty (40) acres of agricultural land and minimal residential property may be converted to allow development of the Connector Greenway infrastructure. Any loss of prime farmland is considered a significant impact.

Agricultural Open Space is proposed in the remainder of the North Central unit. It will allow for existing and future farmland (including houses and farm buildings) uses, and land to be used for the production of food and fiber during and beyond the 23-year planning period. No significant impacts are anticipated.

Introduction and enhancement of certain wildlife species within the Davis Greenbelt may be a minor detriment to nearby crops. Also, increased human activity near agriculture may result in trespassing.

Northeast and Southeast

Implementation of the Open Space Element will result in the conversion of some prime agricultural land to Davis Greenbelt and Connector Greenway uses as described above. The Davis Greenbelt will lie between existing and future urban development and ongoing agriculture (East Davis/Mace area). The Connector Greenways will follow Channel A and an existing road. In the Northeast and Southeast areas a total of 88 acres of prime farmland will be converted to these uses. The loss of prime farmland must be considered a significant impact. This impact is minimized by the fact that the Davis Greenbelt consists mainly of continued agricultural use.

Additionally, the implementation of the revised Open Space Element will result in the development of areas A and B of the Yolo Basin Wildlife Area. According to the Yolo Basin Wildlife Area Concept Plan, approximately 800 acres of prime agricultural land will be converted to permanent wetlands. In Area B, seasonal wetlands will be created. The amount of prime agricultural land to be converted has not been estimated in the Concept Plan.

As further environmental documentation is prepared for specific Open Space Element components, more detailed information will be provided on agricultural conversion. The loss of prime agricultural land is considered a significant impact. This impact is minimized by the fact that some agricultural lands with low water requirements and compatible agricultural crops will be allowed. Exhibit 13 in the Land Use Plans section indicates the location of areas A and B of the Yolo Basin Wildlife Area.

Agricultural Open Space is proposed in the remainder of the Northeast and Southeast data units. It will allow for existing and future farmland uses (including houses and farm buildings), and land to be used for the production of food and fiber during and beyond the 23-year planning period. No significant impacts are anticipated.

Introduction and enhancement of certain wildlife species within the Davis Greenbelt may be a minor detriment to nearby crops as described above.

South Davis, East Davis/Mace, East Davis, Core Area, Central Davis, West Davis

The revised Open Space Element does not propose new open space uses within these data units beyond what the current General Plan designates (only terminology changes). Some open space uses, such as Parks/Recreation and Neighborhood Greenbelt, were proposed under the 1987 General Plan, but have not been developed. In some cases, these planned uses will be developed on prime agricultural land. This is addressed in the cumulative impact discussion on the following pages.

A variety of uses within the data units including single-family, multi-family, and retail and park uses lie adjacent to the proposed Davis Greenbelt. Depending on the location and type (e.g. organic vs. non-organic) of allowed agricultural uses within the greenbelt there could be a threat of pesticide spraying to residences and persons using the public access trails and other amenities. The minimum distance required between residential land uses and agricultural operations that apply Class I pesticides is 500 feet. This number has been selected by the Yolo County Agricultural Commissioner. (Ag Hoc Buffer Task Force Final Report, June 15, 1989)

The impact of aerial spraying upon residential uses is a concern that currently exists since there is no buffer presently between residential and agricultural uses to the north. The

Davis Greenbelt may provide an opportunity to reduce this concern if public access and non-agricultural uses are located adjacent to existing urban development, with the allowable agricultural uses on the more remote edge of the greenbelt. This is considered as a mitigation measure in following sections.

Introduction and enhancement of certain wildlife species within the Davis Greenbelt may be a minor detriment to nearby crops as described above. Trespassing on agricultural properties may occur as described previously.

University of California Davis

The Davis Greenbelt is proposed along the southern border of the UC Davis unit and will also traverse the western portion of the property. The Davis Greenbelt section will follow existing roads. Development of the Greenbelt uses will result in the conversion of approximately 5 acres of prime agricultural land. This is considered a significant impact.

Some existing land uses (support/maintenance and academic/administrative) within this area are not listed as allowable uses within the Greenbelt. This is a significant impact.

Compatibility impacts are similar to those described in the Northwest and South Davis data units. Potential impacts include the detriment to nearby crops by introduced and enhanced species and the application of pesticides upon residential and public access/amenity uses. Trespassing is not likely to be an issue since the agricultural fields are used for teaching and research.

Unincorporated Yolo County Lands Not Within Data Units

All of the lands designated as Agricultural Preserve are located in the northern Planning Area. Currently, a majority of the land in this area is under Williamson Act contracts as indicated on Exhibit 7.

Other designations in this area include Agricultural Open Space, Community Infrastructure, Nature Reserve/Wildlife Habitat/Wetlands, and Connector Greenway. The latter two designations will represent new uses in the area. Prime farmland will be replaced with Nature Reserve and Connector Greenway uses as described in previous sections. The potential amount of prime agricultural land lost is 297 acres. The loss of prime agricultural lands is considered a significant impact. This impact is minimized by the fact that Nature Reserve uses will consist mainly of continued agricultural use.

Introduction and enhancement of certain wildlife species within the Davis Greenbelt may be a detriment to nearby crops as described above. Trespassing impacts will be similar to those described for the East Davis Unit.

Unincorporated Solano County Lands Not Within Data Units

Land in the southern portion of the planning area is proposed for Nature Reserve/Wildlife/Wetlands, Davis Greenbelt, Connector Greenway, and Agricultural Open Space uses. Nature Reserve uses will replace 157 prime agricultural acres. The Nature Reserve area will allow for some farmland and compatible agriculture. No additional housing development would be allowed. The Davis Greenbelt will convert 19 acres of prime agricultural land. Connector Greenways will convert a total of 11 acres of prime agricultural land. The loss of prime farmland is considered a significant impact.

Introduction and enhancement of certain wildlife species within the Davis Greenbelt may be a minor detriment to nearby crops as described above. Trespassing impacts will be similar to those described above.

Surrounding Land Uses

Proposed uses adjacent to the Planning Area boundaries are compatible with surrounding agricultural uses. No impacts are anticipated.

CUMULATIVE IMPACTS

A cumulative impact refers to two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts. The individual effects may be changes resulting from a single project or a number of separate projects. [CEQA Guidelines Section 15355(a)]

City of Davis

South Davis, East Davis/Mace, East Davis Core Area, Central Davis, West Davis

The revised Open Space Element does not propose new open space uses within these data units beyond what the current General Plan designates (only terminology changes). Some open space uses, such as Parks/Recreation and Neighborhood Greenbelt, were proposed under the 1987 General Plan, but have not been developed. The project-specific impacts of these planned uses have been considered in the 1987 General Plan EIR. The cumulative effects of the revised Open Space Element in conjunction with the previously planned open space uses are considered below.

Within the South Davis and East Davis/Mace units, several parks and Neighborhood Greenbelts are proposed in accordance with the Specific Plans for these areas. The parks will allow for passive and active recreation, community centers, and other facilities. The Neighborhood Greenbelts will include bikeways, benches, picnic areas, play areas, and active recreation areas.

All of the proposed parks and Neighborhood Greenbelts in the East Davis/Mace area will be developed on prime agricultural land. Some of the parks and Neighborhood Greenbelts in the South Davis area will be developed on prime agricultural land and some on farmland of local importance. An additional park and Neighborhood Greenbelt are proposed in the northern area of the West Davis unit. They will be developed on prime agricultural soils.

A park will be developed in the East Davis Unit on non-prime agricultural land. The development of the park was considered in the General Plan Map and now on the revised Open Space Element Map. No impacts are anticipated.

No new open space uses are proposed within the Core Area. No impacts are anticipated. One additional park is proposed in the northern portion of the Central Davis unit. It will not be developed on prime soils. No impacts are anticipated.

The loss of prime farmland within the South Davis, East Davis Mace, and West Davis units contribute to a significant cumulative impact. In combination with other City projects (e.g., the General Plan) and local and regional projects, the loss of prime farmland is a significant cumulative impact.

Agriculture - Yolo County

Combined with the effects of the conversion of prime agricultural land in County areas outside the Davis Planning Area, the potential loss of prime agricultural land to Davis Greenbelt, Nature Reserve/Wildlife Habitat/Wetlands, and Connector Greenbelt is considered a significant cumulative impact. In addition some small areas categorized as Farmland of Statewide Importance will be converted.

Over the long-term, the presence of the Davis Greenbelt will buffer urban uses from agricultural uses. It could reduce the pressure to convert outer agricultural uses, provided that the City encourages infill development within the "urban core" and discourages leapfrog development over the Davis Greenbelt.

Agriculture - Solano County

The loss of prime agricultural land to Davis Greenbelt, Connector Greenway, and Nature Reserve/Wildlife Habitat/Wetlands uses combined with the effects of conversion of prime agricultural land in County areas outside the Davis Planning Area, is considered a significant cumulative impact.

Other Jurisdictions

As described in the Land Use Plans section of the EIR, several jurisdictions are proposing open space projects including the Cities of Sacramento, West Sacramento, Winters, and the County of Sacramento. In combination with these projects and urban development projects, the revised Open Space Element will cumulatively contribute to the loss of prime agricultural land within the region.

MITIGATION MEASURES

1. Tiered environmental documentation, as provided under CEQA Section 15152, shall be conducted as the revised Open Space Element is implemented and specific projects are proposed. This documentation and any future monitoring programs shall further analyze the impact of the proposal on existing land uses and resources.

For example, as the Davis Greenbelt and other components of the Open Space Element are implemented is planned for development, the potential to mitigate land use compatibility impacts between residential and existing agricultural uses shall be evaluated. The evaluation shall consider the use of buffer areas, spray easements, and other means of restricting aerial spraying.

2. The City shall ensure that trespassing into agricultural areas is minimized through signage, access restriction, and fines.
3. In order to minimize the loss of prime agricultural land the City shall pursue the following policies:
 - a. Redevelopment and infill of areas within the urban area.
 - b. Development on non-prime soils.
 - c. Creation of a new town elsewhere, not located on prime agricultural land.
 - d. The establishment of the Greenbelt as an urban/rural boundary.

LEVEL OF SIGNIFICANCE

Proposed Agricultural Open Space designations in the Planning Area are considered insignificant impacts.

Project-specific impacts related to pesticide use within the Davis Greenbelt and existing proposed urban uses has been mitigated to a level of insignificance. Potential trespassing

impacts can also be reduced to a level of insignificance with the implementation of the above mitigation.

Land use compatibility impacts between the enhanced wildlife and adjacent agriculture can be partially mitigated. It remains a potentially significant impact that will be reassessed on a project-specific basis. The loss of prime agricultural land to develop open space uses cannot be mitigated and remains a significant project-specific impact.

The loss of prime agricultural land in the Planning Area, in combination with past, present, and reasonably foreseeable future urban and open space development within Yolo, Solano, and other jurisdictions is a significant cumulative impact. It can be partially mitigated by prioritizing development, but cannot be reduced to a level of insignificance.

LAND USE PLANS

INTRODUCTION

The previous section of this EIR described existing land uses and potential impacts of the revised Open Space Element components on these uses. This Land Use Plans section describes proposed land uses and the impact of the revised Open Space Element on those proposed uses.

This section also describes current City and County policies related to open space issues. These policies are applicable in terms of stating the course of direction that the City or Counties will take towards the creation and preservation of open space and recreation components. Policies are found in a variety of land use plan documents including: general plans, specific plans, zoning codes, and joint agreements. Land use plans are presented first for the City of Davis followed by Yolo County and Solano County plans. Open space plans from other jurisdictions in the region are also discussed.

Project-specific impacts of the proposed Open Space Element on land use designations, future land use compatibility, and consistency with goals and policies are considered. Cumulative impacts are discussed where the proposed Open Space Element in combination with other open space plans in the region will have an effect on the environment.

EXISTING CONDITIONS

City of Davis

General Plan

The City of Davis General Plan is divided into seven elements: Land Use, Open Space, Transportation and Circulation, Housing, Conservation, Safety, and Noise. The elements are discussed below in terms of applicability to the proposed project.

Land Use Element

The Land Use Element includes goals intended to manage growth, maintain community image, maintain and improve residential, core, and office and industry areas, maintain and develop schools, and enhance cooperation with the University of California, Davis.

The Land Use Element includes policies which encourage the retention of farmland, creation of open space, natural habitat preserves, and greenbelts. A complete list of applicable land use policies is provided in Appendix B.

The existing General Plan Land Use Map uses the following designations for open space lands:

Parks/Recreation. Existing and proposed public and private recreation sites including golf courses. "P" indicates public park.

Greenbelt. The General Plan map includes a schematic indication of existing and proposed neighborhood open-space corridors developed with turf, trees, and bike paths.

Urban Reserve. Land designated for potential urban development after development of land designated for urban uses on the General Plan Map.

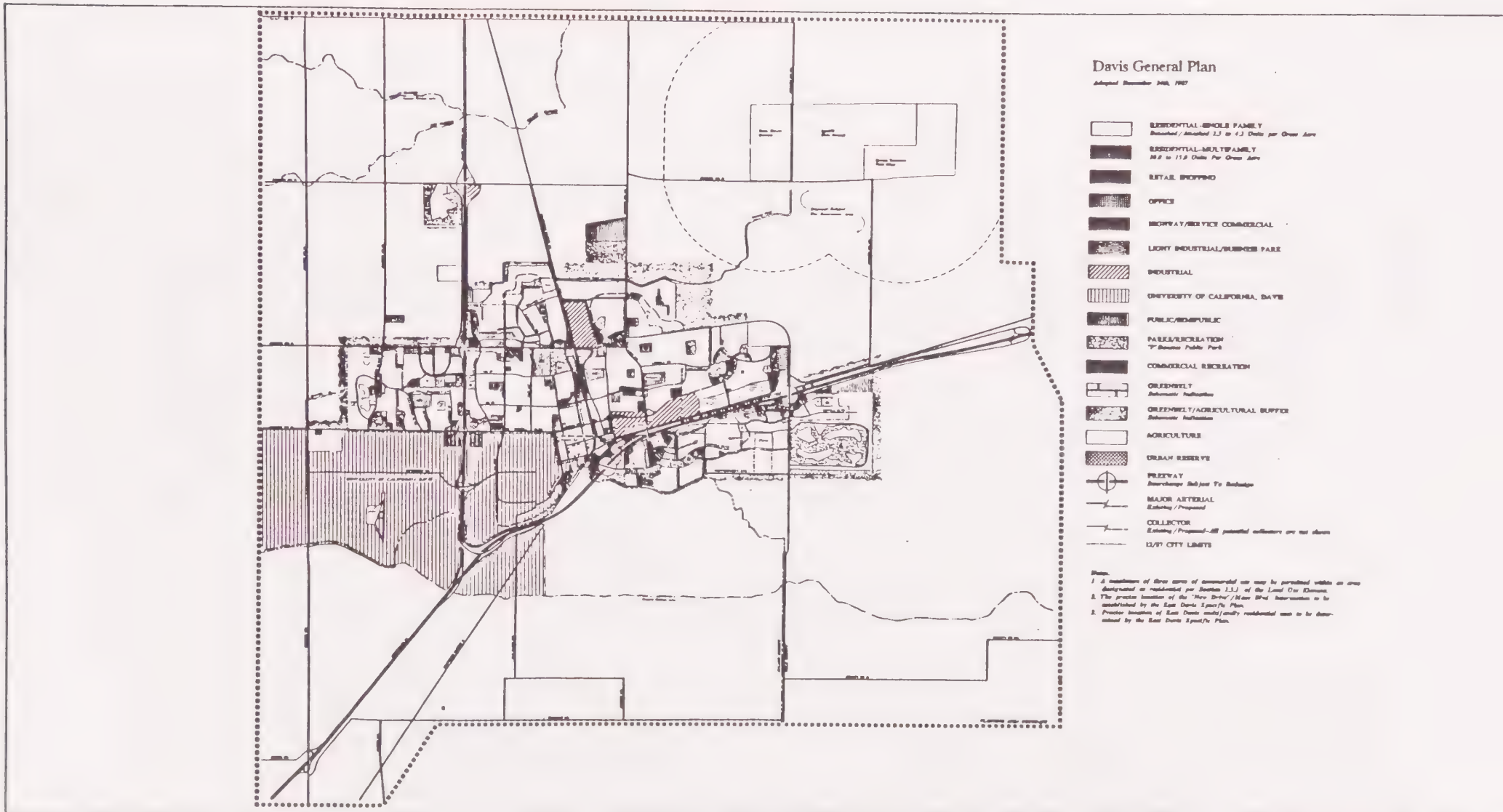
Greenbelt/Agricultural Buffer. Suitable agricultural buffer uses may include agricultural uses not inconsistent with adjacent urban development, and suitable greenbelt uses include public access for community and non-commercial recreational uses. The appropriate uses, as well as the size or configuration of the Greenbelt/Agricultural Buffer, may vary at different locations. In some cases, it is anticipated that the Greenbelt/Agricultural Buffer would be situated on property annexed to the City, while other portions might be acquired or dedicated for public use.

Agriculture. Land to be used for the production of food and fiber during and beyond the 23-year planning period.

In addition to the open space designations there are the following designations: Residential Single-Family, Residential Multi-Family, Retail Shopping, Office, Highway/Service Commercial, Light Industrial/Business Park, Industrial, University of California, Davis, and Public/Semi-Public.

Exhibit 9 depicts current General Plan designations. Table A in the Project Description indicates existing acreage according to designation. The most acreage is designated with agricultural uses, 40,174 acres. The greenbelt/agricultural buffer consists of 951 acres.

Future development will generally be concentrated into five data units: West Davis, North Central, East Davis, East Davis/Mace, and South Davis. The location of the data units is described in the Land Use section of this EIR. By data unit, the following uses are proposed in new development areas.



Source: City of Davis General Plan

GENERAL PLAN LAND USE MAP

OPEN SPACE ELEMENT EIR
City of Davis



Exhibit 9

- West Davis
 - Office
 - Retail Shopping
 - Industrial
 - Residential Single-Family
 - Residential Multi-Family
 - Urban Reserve

- North Central
 - Residential Single-Family
 - Residential Multi-Family
 - Park/Recreation
 - Greenbelt

- East Davis
 - Residential Single-Family
 - Residential Multi-Family
 - Industrial
 - Commercial
 - Park/Recreation
 - Greenbelt

- East Davis/Mace
 - Residential Single-Family
 - Residential Multi-Family
 - Public/Semi-Public
 - Retail Shopping
 - Office
 - Light Industrial/Business Park
 - Industrial
 - Urban Reserve
 - Park/Recreation
 - Greenbelt
 - Agriculture

- South Davis
 - Residential Single-Family
 - Residential Multi-Family

- Commercial
- Office
- Park/Recreation
- Open Space
- Public

Open Space Element

The existing Open Space Element includes policies related to open space for preservation of natural resources, open space for the managed production of resources, open space for outdoor recreation, and open space for public health and safety. All policies which make up the existing adopted Open Space Element are listed in Appendix B.

Transportation and Circulation

The Transportation and Circulation Element provides policies for freeway and arterial streets, collector and local streets, transportation systems management, bicycles, transit, and local public utilities and facilities. The purpose of the Element is to direct the location and extent of major thoroughfares, transportation routes, terminals, and other local public utilities and facilities. A complete list of applicable transportation policies is provided in Appendix B.

Housing Element

The Housing Element provides policies related to affordable and senior housing, housing sites, constraints to housing production, residential conservation, and access to housing. No Housing Element policies apply to the proposed open space components.

Conservation Element

Policies in the Conservation Element relate to the conservation of natural, cultural, and historic resources. The Conservation Element overlaps provisions found in open-space, land use, safety, and circulation elements. Unlike these elements it is almost exclusively oriented toward natural resources. A complete list of applicable Conservation Element policies is provided in Appendix B.

Safety Element

The Safety Element is required by state law to protect the community from unreasonable risk associated with seismic events, slope instability, other geologic hazards, flooding, hazardous materials accidents, and wildland and urban fire. The City of Davis Safety Element addresses geologic and soils hazards, flood hazards and drainage, fire and police protection, disaster planning, and hazardous materials.

Noise Element

The Noise Element provided policies which address vehicular and stationary noise sources, sensitive receptors, and noise attenuation standards. No policies are applicable to the proposed project.

South Davis Specific Plan

The South Davis Specific Plan provides a development plan and policies intended to guide land use development in the South Davis area. The Specific Plan study area is bordered by Interstate 80 on the north and the north fork of Putah Creek and Montgomery Avenue on the south side. Total acreage within the study boundary is 1,660 acres. The study area encompasses City and Yolo County lands.

As described in the Land Use section, existing uses include single- and multi-family residential, commercial, office, and agriculture. Of 826 existing vacant acres, 507 will be developed as a part of the Specific Plan.

Major proposed uses include single-family residential (284 acres), commercial (new and existing, 47 acres) and office (32 acres). The remaining uses include cluster housing, apartments, living groups, a neighborhood park, playfields, district parks, a school, public/quasi-public, and open space. Appendix B provides a complete list of applicable Specific Plan Policies.

East Davis Specific Plan

The East Davis Specific Plan governs the East Davis/Mace area of the Davis Planning Area. The Specific Plan study area includes 658 acres bounded by Covell Boulevard and Mace Boulevard on the north and east, I-80 Freeway on the south, and by developed and undeveloped portions of the City of Davis on the west. Existing uses include prime agricultural lands and industrial, office, and residential uses. Proposed specific plan land uses include single-family residential, multi-family residential, retail, service commercial, public/semipublic, office, light industrial/business park, industrial, park, and greenbelt/parkway uses. Appendix B includes a complete list of applicable Specific Plan policies.

Pass Through Agreement

On November 18, 1987, the City and Davis and County of Yolo executed a Pass Through Agreement. The Agreement relates to the City of Davis Redevelopment Plan which includes unincorporated lands currently under the County's jurisdiction. The Redevelopment Plan was prepared by the City of Davis Redevelopment Agency. The

Agreement ensures that the City will "pass-through" specified tax-increments to the County in order to alleviate any financial burdens or detriments to the County which will have to increase the amount of services it provides to future development in the Redevelopment Plan area. The payments of the City Redevelopment Agency to the County is conditioned upon the County not approving "Urban Development" within the City's Planning Area.

Davis Redevelopment Plan

The South Davis Redevelopment Plan was prepared in 1987. Proposed land uses within the Redevelopment Area include residential, commercial, commercial/residential, industrial, public, and agricultural/public. These uses are designated in accordance with the General Plan. The Plan addresses open space through the following provision (section 420):

The approximate amount of open space to be provided in the Project Area is the total of all areas which will be in the public rights-of-way, the public ground, the space around buildings and all other outdoor areas not permitted to be covered by buildings. Landscaping shall be developed in the Project Area to ensure optimum use of living plant material.

Zoning Code

The City of Davis zones property within its seven square mile incorporated limits. The City Zoning Code does not apply to unincorporated Yolo or Solano County property. Exhibit 10 shows the location of zoning code designations. The following zoning designations are used on the map:

A	Agriculture
C-C	Core Commercial
C-H	Commercial Highway
C-N	Commercial Neighborhood
I	Industrial
I-R	Industrial Administration and Research
M-U	Mixed Use
P-D	Planned Development
R-I	Residential Infill
R-R	Residential Restricted
R-T	Residential Transitional

1. AGRICULTURE
2. CORE COMMERCIAL
3. COMMERCIAL HIGHWAY
4. COMMERCIAL NEIGHBORHOOD
5. INDUSTRIAL
6. INDUSTRIAL ADMINISTRATION AND RESEARCH
7. MIXED USE

8. PLANNED DEVELOPMENT
9. RESIDENTIAL INFILL
10. RESIDENTIAL RESTRICTED
11. RESIDENTIAL TRANSITIONAL
12. RESIDENTIAL SINGLE FAMILY (6,000 SQ. FT.)
13. RESIDENTIAL SINGLE FAMILY (8,400 SQ. FT.)
14. RESIDENTIAL SINGLE FAMILY (15,000 SQ. FT.)

15. RESIDENTIAL ONE AND TWO FAMILY
16. RESIDENTIAL ONE AND TWO FAMILY AND MOBILE HOMES
17. RESIDENTIAL GARDEN APARTMENTS (LOW DENSITY)
18. RESIDENTIAL GARDEN APARTMENTS (MED DENSITY)
19. RESIDENTIAL GARDEN APARTMENTS (HIGH DENSITY)
20. STUDY ZONE
21. COMMERCIAL SERVICE
- PD PLANNED DEVELOPMENT



Source: City of Davis Zoning Code

DAVIS ZONING MAP

OPEN SPACE ELEMENT EIR
City of Davis



Exhibit 10

R-1-6	Residential Single Family (6,000 Sq. Ft.)
R-1-8	Residential Single Family (8,400 Sq. Ft.)
R-1-15	Residential Single Family (15,000 Sq. Ft.)
R-2	Residential One and Two Family
R-2-MH	Residential One and Two Family and Mobile Homes
R-3-L	Residential Garden Apartments (Low Density)
R-3-M	Residential Garden Apartments (Med. Density)
R-H-D	Residential Garden Apartments (High Density)
S	Study Zone
C-S	Commercial Service

A majority of the City's land is zoned for planned development and single family residential uses. No designations refer directly to open space except for the Agricultural zone. Two parcels are zoned for agricultural uses. These parcels are located adjacent to unincorporated Yolo County lands. The purpose of the agriculture designation is as follows.

. . . to preserve lands best suited for agricultural use from the encroachment of incompatible uses, and to preserve in agricultural use land suited to eventual development in other uses, pending proper timing for the economical provision of utilities, major streets and other facilities, so that compact, orderly development will occur. Change of zoning district from A to any other zoning district shall only be made in general accord with the city master plan (Section 29-13).

Permitted uses within the zone include agriculture, ranch, and farm dwellings appurtenant to a principal agricultural use, and public parks and recreation areas. Accessory uses include labor camps, labor dwellings, guest houses, offices, private garages, roadside stands, and home occupations. In addition, several conditionally permitted uses include private noncommercial recreation areas, poultry farms and hog farms, animal feed and sales yards, public and quasi-public uses, as well as others. The minimum lot area in this district is ten acres.

The City does not currently use an open space or recreation zone district. Open space uses are permitted or conditionally permitted within other zones.

County of Yolo

General Plan

The Yolo County General Plan was adopted by the County Board of Supervisors in July

1983. The County contains 1,034 square miles of lands and is situated near the southern end of the Sacramento Valley immediately west of Sacramento Valley. Most of the 661,760 acres in the County are in agricultural production.

Basic goals which relate to open space include:

- Protect prime and other agricultural land from urban development.
- Provide recreational opportunities.
- Encourage conservation (energy, open space, and materials).
- Establish natural and wildlife areas (preserves).
- Create urban open spaces, greenbelts, and scenic highways.
- Make land use compatible with culture and rural setting.
- Discourage urban sprawl.
- Aesthetics - landscaping to enhance the community and preservation of rural scenery.
- Conserve natural resources.

The Yolo County General Plan includes specific policies organized around the following topics: land use, circulation, safety, and seismic safety, noise, open space conservation, recreation, historic preservation, housing, energy, and administration.

The most important land use issue in the County is agriculture. A significant amount of land is designated as Agricultural within and outside the Davis Planning Area. In addition, several policies directly address the preservation of agricultural land. An example of these policies is:

LU 2. Land Use, Basic

Yolo County shall direct the distribution, location, and density of land uses throughout the unincorporated area by means of a Land Use Element of this General Plan, coordinated with all of the other integrated or referenced elements and with Community Plans, Area Plans, and subject plans which are a part of this General Plan as amended.

This Land Use element requires that new development be located according to these priorities:

- First: Renew and maintain existing urban areas.
- Second: Develop vacant land within urban areas, presently served by streets, water, sewer, and other public services.
- Third: Where necessary to develop outside existing developed urban areas, only develop land immediately adjacent to the existing urban developments.
- Fourth: Prohibit urban development in agricultural areas.

A list of applicable County General Plan policies is located in Appendix B.

Yolo County designates property around the incorporated City of Davis with the following designations:

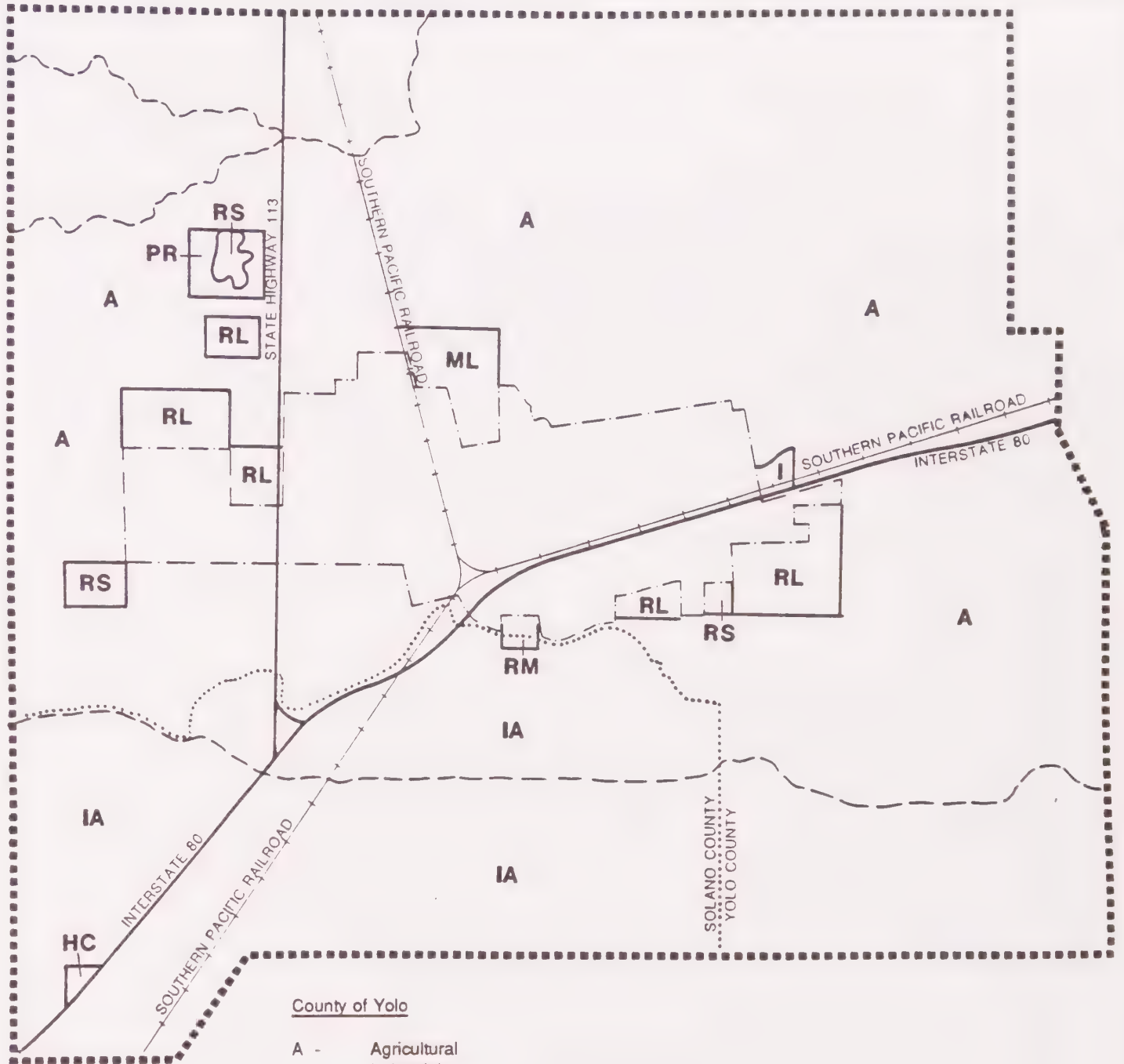
A -	Agricultural
I -	Industrial
ML -	Limited Industrial
PR -	Parks and Recreation
RL -	Residential Low Density
RM -	Residential Medium Density
RS -	Residential Suburban

Exhibit 11 shows the approximate location of the designations according to the County's Area Plan. This plan was prepared in 1976 and does not reflect recent annexations by the City of Davis.

Yolo County is currently performing an inventory of the County's wetland and riparian areas through the use of consultants. The results of the survey are to serve as part of a natural resource inventory for future local and regional planning efforts. Although a few planned projects may require amendments to the County's General Plan, no major comprehensive changes or open space projects are anticipated in the foreseeable future.

The proposed Yolo Basin Wildlife Area consists of approximately 16,700 acres in or directly adjacent and east of the Davis Planning Area. This project would protect existing agricultural lands as well as restore native marsh and riparian forests valuable to fish and wildlife. New recreational and educational opportunities would also be created. This plan is discussed further on the following pages.

A large scale effort to protect agricultural lands and restore native habitats is currently underway in the County.



County of Yolo

- A - Agricultural
- I - Industrial
- ML - Limited Industrial
- RL - Residential Low Density
- RM - Residential Medium Density
- RS - Residential Suburban
- PR - Parks and Recreation

County of Solano

- IA - Intensive Agriculture
- HC - Highway Commercial

- PLANNING AREA BOUNDARY
- CITY LIMITS
- NATURAL HABITAT AREA
- SOLANO COUNTY/YOLO COUNTY LINE

Source: Counties of Yolo and Solano

COUNTY GENERAL PLAN DESIGNATIONS

OPEN SPACE ELEMENT EIR
City of Davis

STA inc.

no scale



Exhibit 11

Zoning Code

The County of Yolo Zoning Code uses eleven zoning categories within the City of Davis Planning Area for unincorporated lands: Agricultural Preserve (A-P), Agricultural General (A-1), Residential Suburban (R-S), Residential Suburban (R-S B-40), Residential One Family (R-1), Multiple-Family Residential (R-3), Apartment-Professional (R-4), Highway Service Commercial (C-H), Planned Development (P-D 2), Planned Development (P-D 25), and Limited Industrial (M-L). The amount of acreage within the Planning Area devoted to each category is indicated on Table G. Permitted residential densities within each zoning category is shown on Table H. The largest zoning category consists of Agricultural Preserve at 23,885 acres. Exhibit 12 depicts the location of the zones within the Davis Planning Area. Permitted uses within the South Davis Redevelopment Area are governed by the Pass Through Agreement described above.

County of Solano

General Plan

Solano County includes 823 square miles of land and 75 square miles of water. It is considered one of the nine counties of the Bay Area Region. The County of Solano General Plan was adopted in November 1980 by the Solano County Board of Supervisors. It is intended to provide policy guidance until the year 1995. A major element of the General Plan is the Land Use and Circulation Element. The purpose of the Element is "to provide a long-range guide for orderly growth and development in a manner which protects the County's agricultural and natural resources." The Element is broken into five sections: Planning Framework, Land Use Proposals, Public Facilities and Services Proposals, Circulation and Transportation Proposals, and Implementation Methods. An overall goal, applicable to the Element proposed open space components is:

2. Maintain and enhance environmental quality of Solano County as it relates to the use of land, water, and air by managing and preserving the diverse natural resources of the County for the use and enrichment of the lives of present and future generations.

A list of applicable Land Use and Circulation Element policies is located in Appendix B.

Another major element of Solano's General Plan is the Park and Recreation Element. The intent of the Element is to provide a long range guide for the development of recreation facilities and the preservation of recreation resources in Solano County. A major overall goal is:

TABLE G
COUNTY ZONING DESIGNATIONS
WITHIN THE CITY OF DAVIS PLANNING AREA

COUNTY/DESIGNATION	ACREAGE
<u>Yolo County</u>	
Agricultural Preserve (A-P)	23,885
Agricultural General (A-1)	10,646
Residential Suburban (R-S)	154
Residential Suburban (R-S B-40)	47
Residential One Family (R-1)	487
Multiple-Family Residential (R-3)	6
Apartment Professional (R-4)	4
Highway Service Commercial (C-H)	23
Planned Development (P-D 2)	84
Planned Development (P-D 25)	48
Limited Industrial (M-L)	235 ¹
<u>Solano County</u>	
Exclusive Agriculture (A-40)	11,124
Commercial Service (C-S)	1.4
Limited Manufacturing (M-L)	34
General Manufacturing (M-G 1/2)	47
General Manufacturing (M-G 3)	11

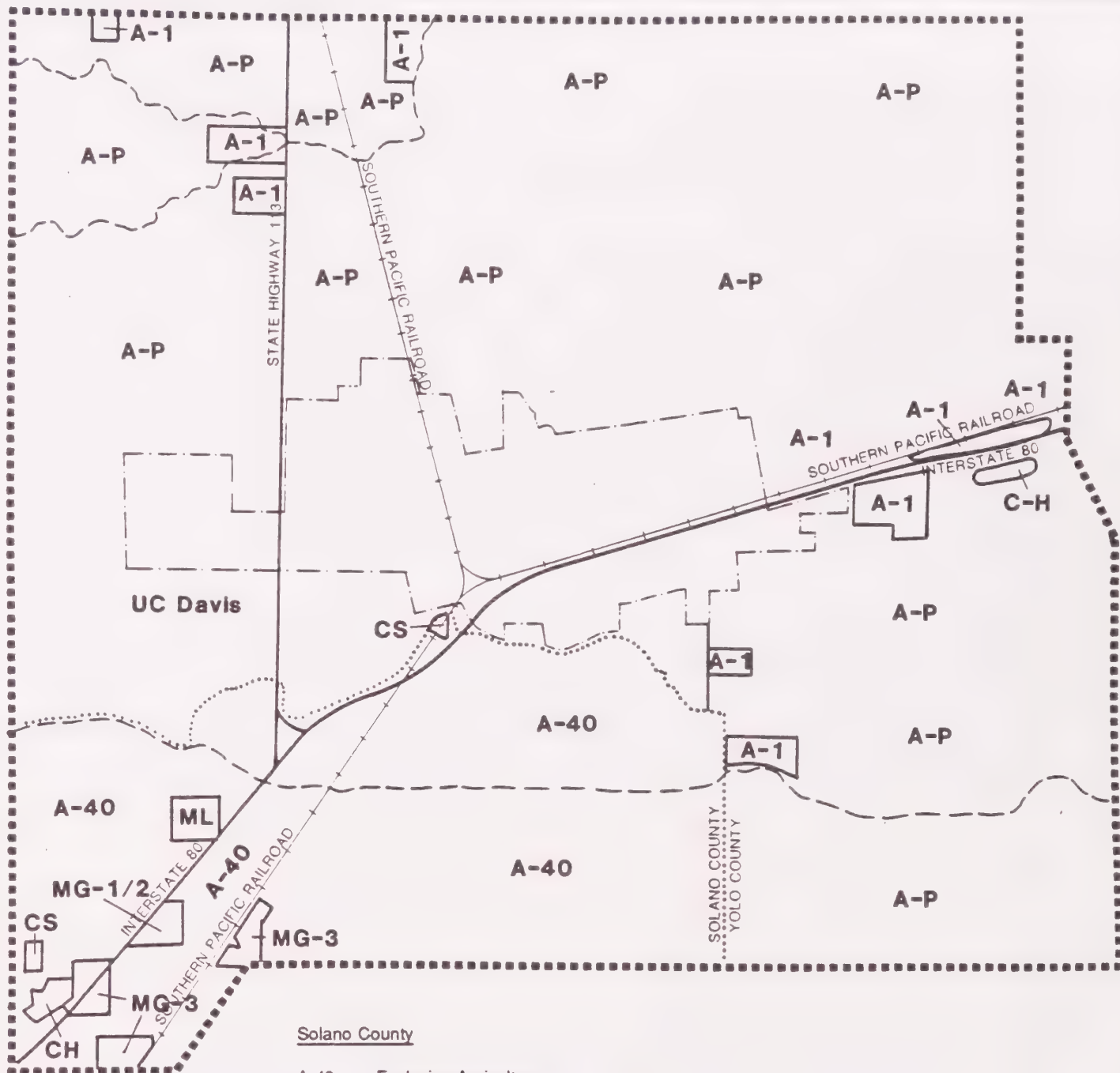
Sources: City of Davis Planning Department, March 1990
County of Yolo Zoning Code, October 1985
County of Solano Zoning Code, September 1989

Note ¹ The 235 acres designated M-L to the north of Davis is proposed for annexation to the City of Davis and is proposed to be rezoned to residential uses.

TABLE H
PERMITTED RESIDENTIAL DENSITIES BY ZONE

COUNTY/ZONE	PERMITTED RESIDENTIAL DENSITIES
<u>Yolo County</u>	
A-P and A-1	1 sf du/20 acre parcel min.
R-S and R-1	1 sf du/lot
R-3	1 mf du/2,000 sf of lot area Minimum Lot Size 7,000 sq ft
R-4	1 mf du/1,000 sf of lot area Minimum Lot Size 7,000 sq ft
M-L and C-H	None Permitted
PD 2 and PD 25	1 du/one-half acre approx.
Solano County	
A-40	1 sf du/40 acre parcel min.
C-S	None Permitted
M-L and M-G	1 sf du/20 acre parcel min.

Sources: City of Davis Planning Department, March 1990
 County of Yolo Zoning Code, October 1985
 County of Solano Zoning Code, September 1989



Solano County

A-40 Exclusive Agriculture
 MG-1/2 General Manufacturing
 MG-3 General Manufacturing
 ML Limited Manufacturing

Yolo County

A-P Agricultural Preserve
 A-1 Agricultural General
 C-H Highway Commercial

■■■■■ PLANNING AREA BOUNDARY
 - - - - - CITY LIMITS
 - - - - - NATURAL HABITAT AREA
 SOLANO COUNTY/YOLO COUNTY LINE

Source: Counties of Yolo and Solano

COUNTY ZONING DESIGNATIONS

OPEN SPACE ELEMENT EIR
 City of Davis

STA inc.

no scale

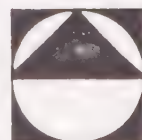


Exhibit 12

1. Preserve and protect the diverse park, open space, and recreational resources of the County for the use and enhancement of the lives of present and future generations. Appendix B provides a list of applicable Park and Recreation Element policies.

The Solano County General Plan designates a majority of the land located within the Davis Planning Area as Intensive Agricultural. Intensive agricultural is defined as "[a]gricultural lands comprised generally of highly fertile soils brought into intensive production through irrigation." A small amount of land along Interstate 80 is designated with Highway Commercial uses. A Highway Commercial land use is defined as a commercial use ". . . located contiguous to selected freeway interchanges to provide necessary retail activities to serve highway travellers. Most of these properties contain existing highway commercial uses. It is not anticipated that the existing agriculture and commercial use designations would change in the near future since much of the lands are governed by Williamson Contracts and since there is little infrastructure (David Brandeberry, County of Solano, March 2, 1990).

The General Plan also includes a Park and Recreation Map. Putah Creek which is included in the Davis Planning area is designated as Recreational Resource Area. Solano and Yolo Counties jointly prepared a plan for Putah Creek streamway in 1973. The plan included recommendations for recreational facilities along the creek including a trail system, picnicking facilities, fishing and camping improvements, and nature and environmental study areas. Although some facilities exist which are operated independently by each County, the joint plan has not been fully implemented.

No large open space projects are currently underway. No major amendments to the General Plan are planned until 1995.

Zoning Code

Solano County Zoning Designations within the City of Davis Planning Area consist of five categories: Exclusive Agriculture (A-40), Commercial Service (C-S), Limited Manufacturing (M-L), General Manufacture 1/2 Acre Minimum Parcel Size (M-G 1/2), and General Manufacturing-3 Acre Minimum Parcel Size (M-63). The approximate acreage of each of these designations is provided in Table I. Permitted residential densities within each zoning category is shown on Table J. As shown, land is predominately zoned with Exclusive Agriculture designations, 11,124 acres. Commercial Service and the other Manufacturing Zones are primarily located along Interstate 80. Exhibit 12 indicates the boundaries of the zoning districts within the Davis Planning Area.

City of Dixon

The City of Dixon is currently engaged in several City park expansion programs. The City is also in the process of establishing greenbelts around housing subdivisions. A portion of Dixon's Planning Area overlaps the Davis General Plan Planning Area. Exhibit 4 in the Regional and Local Setting section of the EIR.

City of Woodland

No major open space projects are currently proposed. The City's Planning Area begins at County Road 27 and continues north as indicated on Exhibit 4 in the Regional and Local Setting section of the EIR.

City of Sacramento

As growth and urbanization continues, the City's General Plan Open Space Element anticipates an overall reduction in open space from approximately 25,000 acres to 6,000 acres by 2016. Most loss will be to agricultural areas within the City limits. Park and recreation acreage is expected to increase from approximately 2,300 acres to 5,500 acres in 2016 in order to serve the City's increasing population. General Plan goals call for the protection of riparian and open space areas along creeks and drainage canals in the City.

The City is also developing a bikeway master plan which will enhance current facilities and extend bicycle routes.

City of West Sacramento

The City of West Sacramento is currently considering the adoption of their Draft General Plan. In addition to providing for increasing park space as growth occurs, a network of pedestrian and bicycle paths are anticipated, connecting parks and open space areas with other destination points within and beyond the City. Efforts will include communication with the Sacramento Area Council of Governments (SACOG) to ensure the coordination of plans and facilities. Current routes include an off-street bikeway running from downtown Sacramento through West Sacramento to Davis from the Yolo Causeway.

City of Winters

The City of Winters is currently updating their General Plan, including the Conservation Element. Proposed programs include restoration and conservation of Dry and Putah Creeks and an establishment of 100 foot conservation setback lines along these Creeks. The City may also develop a program for planting street trees in new developments and establish a community system of pedestrian/equestrian/bicycle trails that could be integrated into a network of regional paths.

There are currently two City parks totalling approximately 5.2 acres. Six additional neighborhood parks of 3 to 8 acres in size may also be added by 2010 to meet projected population increases.

Sacramento County

The County is re-drafting the Open Space Element of the General Plan. Issues that will be addressed include open space preservation and wetlands acquisition and enhancement. A preliminary draft is expected by Summer 1990.

University of California, Davis

The University of California, Davis (UCD), is located adjacent to the City of Davis southwestern City limits. Most academic and extracurricular activities occur within the Central Campus, an 840-acre area located east of State Route 113 (SR 113). The remaining 2,760 acres located west of SR 113 and south of I-80 are used primarily for agricultural teaching and research.

In 1989, a Long Range Development Plan was prepared for the campus. The plan was developed in response to four overriding goals:

- Providing for all Academic and Support Program Needs
- Preserving and Enhancing the Natural Environment
- Strengthening and Clarifying the Campus Plan
- Maintaining Planning Flexibility

To accommodate the campus academic program needs to the year 2006-06, a major expansion of academic and support facilities was proposed. Planned land uses include:

- Academic and Administrative
- Teaching/Research Fields
- Support
- Housing
- Physical Education, Intercollegiate Athletics (PE/ICA)/Recreational
- Special Projects
- Formal Open Space (Lawn and Meadow)
- Open Space Teaching and Research
- Open Space Reserve
- Parking

The support designation refers to maintenance, storage, and receiving facilities. Special Projects refer to community-oriented projects including a hotel/conference center, arts center, and commercial/retail uses. Table I indicates existing and proposed uses within the campus area.

California Department of Fish and Game

The Yolo Basin Wildlife Area Concept Plan is a proposal to create a diverse mixture of native marsh, riparian forest, and agricultural habitats in a 16,700-acre area within and adjacent to the Yolo Bypass. Exhibit 13 depicts the Yolo Basin Wildlife Area Concept Plan. The plan was formulated by the Yolo Basin Working Group. This working group is made up of several agencies, environmental groups, and planning consultants. Specifically those participating include, but are not limited to, the California Department of Fish and Game, Department of Water Resources, California Native Plant Society, Davis Audobon Society, Sierra Club, City of Davis, and Yolo County Board of Supervisors.

The wildlife area is divided into four areas, two of which are located within the City of Davis Planning Area. The areas located within the Planning area total 6,030 acres. These areas would be managed as seasonal wetlands, native uplands, and compatible agricultural crops. Research, teaching, and nonconsumptive recreation will be emphasized in these areas.

Lands would be acquired from willing sellers either through fee title or conservation easements. Insufficient water supplies exist to support more than a few thousand acres of permanent and seasonal wetlands in the entire 16,700-acre area. The remaining acreage would be a mosaic of natural habitats and agricultural lands with lower water requirements. Agricultural crops that would be encouraged in the area include corn, winter wheat, and safflowers. (Department of Fish and Game, Yolo Basin Wildlife Area Concept Plan, February 1990)

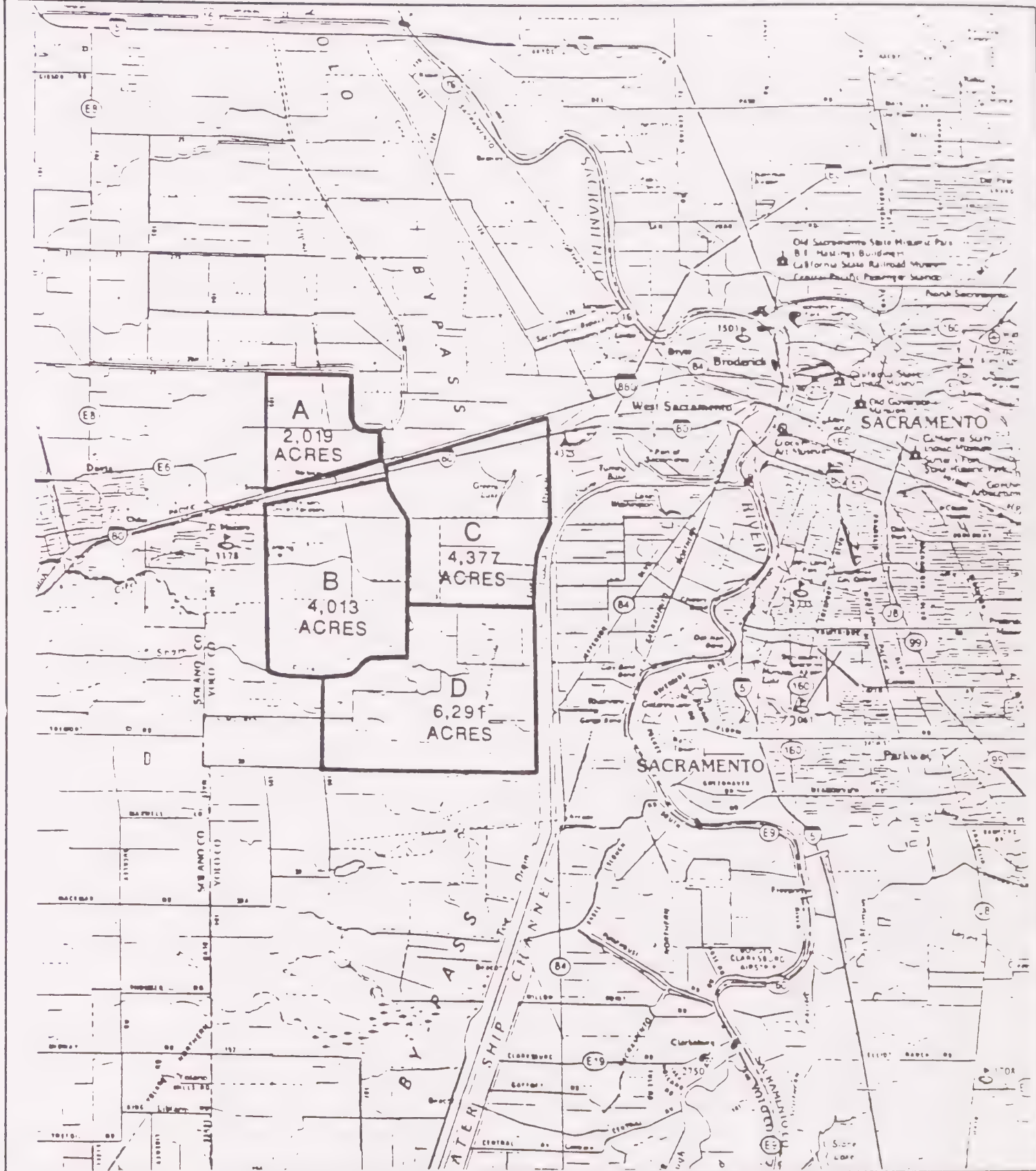
Area A includes approximately 2,019 acres outside the Yolo Bypass and is bounded on the west by County Road 105, on the south by I-80, on the north by the Willow Slough Bypass, and on the east by the Yolo Bypass (Figure 2). Most of the land in Area A is below the 25-foot elevation contour and is inundated by 50- to 100-year flood events. This acreage is devoted to row-crop agriculture. Land acquisition would probably occur over several years, with an initial acquisition goal of approximately 1,000 acres. Existing agricultural lands and natural habitats in Area A will provide a buffer between the Yolo Bypass and urbanized areas in Davis. (Department of Fish and Game, Yolo Basin Wildlife Area Concept Plan, February 1990)

TABLE I
EXISTING AND PROPOSED LAND USE
(Acres)

CATEGORY ¹	EXISTING	PROPOSED LRDP
Academic & Administrative	510	570
Teaching/Research Fields	2,250	1,850
Support	170	185
Housing	100	160
PE/ICA/Recreation	80	125
Open Space		
Formal	20	55
Teaching and Research	250	400
Reserve	30	55
Special Project	0	50
Parking ²	65	100
Unassigned	<u>90</u>	<u>0</u>
Total	3,565	3,550

Source: UC Davis Long Range Development Plan

- Notes:
- ¹ All land use designations encompass roadways found within each zone. Acreages are approximate.
 - ² Include 19 acres of structured parking and 74 acres of surface parking. Acreages are approximate.



Source: Yolo Basin Wildlife Area Concept Plan

PROPOSED YOLO COUNTY BASIN WILDLIFE AREA

**OPEN SPACE ELEMENT EIR
City of Davis**

STA inc.



no scale



Exhibit 13

The City of Davis has expressed a strong interest in providing water to an 800-acre permanent wetland and managing other lands within the 100-year floodplain as seasonal wetland, native uplands, or compatible agricultural crops. (Department of Fish and Game, Yolo Basin Wildlife Area Concept Plan, February 1990)

Area A could be managed cooperatively by the City of Davis and the DFG as part of the DFG's Ecological Reserve Program. Recreation objectives for Area A would emphasize nonconsumptive uses, such as outdoor education, research, photography, birdwatching, and hiking. (Department of Fish and Game, Yolo Basin Wildlife Area Concept Plan, February 1990)

Area B includes approximately 4,013 acres outside the Yolo Bypass but within the 100-year floodplain. Most of the land is below the 25-foot elevation contour. This area is bounded by El Macero on the west, I-80 on the north, the South Fork Putah Creek on the south, and the Yolo Bypass on the east. The plan proposes to create seasonal wetlands in winter and spring. In addition to existing agricultural uses, nonconsumptive activities, especially research and teaching, would be emphasized. Area B could be managed cooperatively or individually by UCD, the City of Davis, and the DFG. Creation of new wetlands in Areas A and B would complement UCD proposals to create a research and teaching reserve along the South Fork Putah Creek as an addition to the Natural Reserves System. (Department of Fish and Game, Yolo Basin Wildlife Area Concept Plan, February 1990)

Army Corps of Engineers

There are several Army Corps of Engineers' policies which affect the type of development allowed in flood plains and the degradation and creation of wetlands. These policies are listed below:

7. General Policy. It is the policy of the Corps of Engineers to formulate projects which, to the extent possible, avoid or minimize adverse impacts associated with use of the base flood plain and avoid inducing development in the base flood plain unless there is no practicable alternative . . .
- 3-6. Executive Order 11888, 24 May 1977, Flood Plain Management. This order outlines the responsibilities of Federal agencies in the role of flood plain management. Each agency shall evaluate the potential effects of actions on flood plains, and should avoid undertaking actions which directly or indirectly induce growth in the floodplain or adversely affect natural flood plains values. Agency regulations and operating procedures for licenses and permits should include provisions for the evaluation and consideration of flood hazards. Construction of structures and facilities

on flood plains must incorporate floodproofing and other accepted flood protection measures. Agencies shall attach appropriate use restrictions to property proposed for lease, easement, right-of-way, or disposal to non-Federal public or private parties. (ER 1165-2-26)

- 3-7. Executive Order 11990, 24 May 1977, Protection Wetlands. This order directs Federal agencies to provide leadership in minimizing the destruction, loss or degradation of wetlands. Section 2 of this order states that, in furtherance of the National Environmental Policy Act of 1969, agencies shall avoid undertaking or assisting in new construction located in wetlands unless there is no practical alternative.
- 20-4. Executive Order 11990. Executive Order 11990, Protection of Wetlands, directs the Corps to provide leadership and take action to minimize the destruction, loss or degradation of wetlands, and to preserve and enhance the natural and beneficial values of wetlands in carrying out its Civil Works activities. The Executive Order sets forth several major requirements that Federal agencies are required to comply with before undertaking any new construction in wetlands. They are: (a) prior to undertaking an action in wetlands, determine whether a practicable alternative to the action exists (if a practicable alternative exists, the action should not be undertaken in wetlands); (b) if the action must be undertaken in wetlands, include practical measures to minimize harm to wetlands which may result from such use; (c) preserve and enhance the natural and beneficial values of the wetlands; and (d) involve the public early in the decision making process for any action involving new construction in wetlands. The key requirement of the Executive Order is determining whether a practicable alternative to locating an action in wetlands exists. This requires the identification and evaluation of alternatives that could be located outside of wetlands (alternative sites); other means that would accomplish the same purpose(s) as the proposed action (alternative actions), and no action. If there is no practicable alternative to locating an action in wetlands, the Executive Order requires that the action include all practical measures to minimize harm to the wetlands and preserve and enhance the natural and beneficial values. Provision for Corps compliance with this executive order is incorporated in standing Corps planning guidance, as part of the specific and general environmental considerations required. (ER 115-2-100)
- 20-5. Section 150 of the Water Resources Development Act of 1976. Section 150 of Public Law 94-587 authorizes the Chief of Engineers to plan and establish wetland areas as part of water resources development projects. Wetland areas established under this authority must be primarily the result

of dredged material placement, and be designed to produce beneficial functional values.

- a. For operating projects, authorized projects including those under construction, and continuing authority projects, environmental, economic and social benefits of the wetland area must justify the increased cost over alternative methods of disposal, and the increased cost may not exceed \$400,000 for each wetland area. There must be reasonable evidence that the wetland area to be established will not be substantially altered or destroyed by natural or man-made causes.
- b. In survey, Legislative Phase I General Design Memorandum, and special and continuing authority studies involving dredging, establishment of wetland areas is addressed throughout the planning process in accordance with current planning guidance . . .

IMPACTS

According to CEQA standards, land use impacts which result in conflicts with adopted environmental plans and goals of the community in which the project is located are considered significant adverse impacts. Conflicts of the revised Open Space Element with City of Davis, County of Yolo, County of Solano plans, as well as with other plans are described below.

City of Davis

General Plan

Land Use Element

Land Use Element Text Changes. The City is requesting a General Plan Amendment which would revise the Davis Land Use Element Text and figures including the General Plan Map. Text changes will include the following:

- Replacement of five open-space land use classifications with nine open-space classifications in Section 2.3.I. of the Element. The nine classifications include Agricultural Preserve, Agricultural Open Space, Nature Reserve/Wildlife Habitat/Wetlands, Davis Greenbelt, Connector Greenways, Neighborhood Greenbelts, Greenstreets, and Community Infrastructure. Each classification is described in the Project Description section of this EIR.

- Changes to Land Use Element policies 2.1.A. and 2.2.F. These changes are discussed in the Project Description section of the EIR.

The revised Open Space Element does not conflict with the intent of Land Use Element policies related to agricultural and open space. The revised Open Space Element will help maintain the City as "a small University-oriented city surrounded by farmland." It will also "create public access in . . . and non-commercial open space and recreation uses . . . on the periphery of the urban area."

Land Use Map Changes. Approval of the proposed project will require changes to the General Plan maps indicating land use. Map/figure changes will include:

- A revised Figure 3: Greenbelt/Agricultural Buffer to reflect new open space designations as described in the Project Description.
- General Plan Map changes as shown on Exhibit 3.

Some of the revised Open Space Element designations conflict with the Davis General Plan map. New designations are described in the Project Description section of this EIR. The new designations will replace existing General Plan open space designations. Areas of conflict are indicated on Exhibit 14. Each conflict is described further on Table J. The most major changes include the establishment of a Nature Reserve/Habitat/Wetlands in the Yolo Basin Area, designations of significant amounts of land as agricultural preserve and agricultural open space, and extensive greenbelts and connector greenways.

Land Use Compatibility. The build-out of uses pursuant to the General Plan in the new development areas and the development of proposed open space uses may result in future land use compatibility impacts. Impacts are summarized below.

West Davis

A variety of uses including single-family and multi-family uses will be developed adjacent to the proposed Davis Greenbelt. Depending on the location and type (e.g. organic vs. non-organic) of allowed agriculture uses within the greenbelt there could be a threat of pesticide spraying to residences and persons using the public access trails and other amenities. The minimum distance required between residential land uses and agricultural operations that apply Class I pesticides is 500 feet. This distance has been selected by the Yolo County Agricultural Commission. (Ag Hoc Buffer Task Force Final Report, June 15, 1989)



Davis General Plan

Adopted December 1966, 1967

- RESIDENTIAL SINGLE FAMILY
Detached / Attached 1.5 to 4.3 Units per Gross Acre
- RESIDENTIAL MULTIFAMILY
10.0 to 15.0 Units Per Gross Acre
- RETAIL SHOPPING
- OFFICE
- HIGHWAY/SERVICE COMMERCIAL
- LIGHT INDUSTRIAL/BUSINESS PARK
- INDUSTRIAL
- UNIVERSITY OF CALIFORNIA, DAVIS
- PUBLIC/SEMPUBLIC
- PARKS/RECREATION
*P denotes Public Park
- COMMERCIAL RECREATION
- GREENBELT
Schematic Indications
- GREENBELT/AGRICULTURAL BUFFER
Schematic Indications
- AGRICULTURE
- URBAN RESERVE
- FREEWAY
Interchange Subject To Redesign
- MAJOR ARTERIAL
Existing / Proposed
- COLLECTOR
Existing / Proposed - All potential collectors are not shown
- 12/67 CITY LIMITS

Notes:
1 A maximum of three acres of commercial use may be permitted within an area designated as residential per Section 2.3.1 of the Land Use Element.
2 The precise location of the "New Davis" / Main Blvd. Intersection to be established by the East Davis Specific Plan.
3 Precise location of East Davis multi-family residential units to be determined by the East Davis Specific Plan.

Please refer to Table J for a key to numbers.

Source: City of Davis General Plan and STA Planning, Inc.

LAND USE DESIGNATION IMPACTS

OPEN SPACE ELEMENT EIR
City of Davis



Exhibit 14

TABLE J
LAND USE DESIGNATION IMPACTS

NUMBER	CURRENT CITY GP	COUNTY GP	REVISED OSE
1	Agriculture Disposal-Related Use Restriction Area	Agriculture (Yolo)	Nature Reserve/ Habitat/Wetlands
2	Agriculture Greenbelt Disposal-Related Use Restriction Area	Intensive Agriculture (Solano) Agriculture (Yolo)	Connector Greenway
3	Natural Habitat Area (noted near creeks and sloughs)	Intensive Agriculture (Solano) Agriculture University of California (Yolo)	Connector Greenway
4	Natural Habitat Area University of California, Davis	Intensive Agriculture (Solano) Agriculture and University of California (Yolo)	Nature Reserve/ Habitat/Wetlands
5	University of California, Davis Residential Single Family	Agriculture and University of California (Yolo)	Davis Greenbelt Parks and Recreation

Continued

TABLE J (Cont.)

LAND USE DESIGNATION IMPACTS

NUMBER	CURRENT CITY GP	COUNTY GP	REVISED OSE
6	Agriculture and Greenbelt	Intensive Agriculture (Solano)	Davis Greenbelt
		Agriculture Residential Low Density Residential Suburban Industrial (Yolo)	
7	Pond Drainage Canal Landfill Waste Disposal Sewage Treatment	Agriculture (Yolo)	Community Infrastructure
8	Lake	NA	Parks and Recreation
9	Agriculture Disposal Related Use Restriction Area	Agriculture (Yolo)	Agricultural Preserve
10	Agriculture Disposal - Related Use Restriction Area	Agriculture (Yolo)	Agricultural Open Space
11	Major Arterial Collector (all streets within City limits and UC Davis)		Green Streets

Source: STA Planning, Inc.

The impact of aerial spraying upon residential uses is a concern that currently exists since there is no buffer presently between residential and agricultural uses to the north. The Davis Greenbelt may provide an opportunity to reduce this concern if public access and non-agricultural uses are located adjacent to the future urban development, with the allowable agricultural uses on the more remote edge of the greenbelt. This is considered as a mitigation measure in the Land Use section of the EIR.

In addition, the future increased human activity adjacent to agriculture and future nature reserves that will result with the Implementation of Open Space Element uses may lead to trespassing. This impact is considered significant. Mitigation measures in the Land Use section of the EIR will reduce this impact to a level of insignificance.

North Central

Impacts are similar to those described above.

East Davis

Impacts are similar to those described above.

East Davis/Mace

Introduction and enhancement of certain wildlife species in the proposed Davis Greenbelt and Nature Reserve/Wildlife Habitat/Wetlands may be a minor detriment to nearby crops which can affect agriculture through crop damage and affect levee systems through burrowing. For example, the increase in habitat area may allow increases in existing rodent populations. This may be offset partially by increases in raptor populations such as the Swainson's hawk which feed on rodents (phone interview, Charles Patterson, Consulting Biologist, April 7, 1990).

Impacts related to pesticides use and trespassing are similar to those described above.

South Davis

Impacts are similar to those described above in relation to pesticide use and trespassing.

Open Space Element

The revised Open Space Element represents a significant reworking of Davis' open space lands designations (as described above) and policies. The focus of the proposed element is the "greenway concept." The City is requesting adoption of the revised Open Space Element which would supersede the current Open Space Element. The text of the revised

Open Space Element is indicated in Appendix D. The proposed adoption of the revised Open Space Element is considered a land use plan impact. It can be mitigated by the adoption of the revised Open Space Element and amendments to the Land Use, Conservation, and Safety Elements. In addition, Figure 7a - Davis Open Space Element Plan will be added to the Open Space Element.

Transportation and Circulation Element

Proposed Open Space Element policies do not conflict with Transportation and Circulation Element policies. No text or map changes are proposed.

Housing Element

Proposed Open Space Element policies do not conflict with Housing Element policies. No impacts are anticipated.

Conservation Element

Some revised Open Space Element plans and policies partially conflict with Conservation Element policy 6.5.C. which states that the City should "[p]romote preservation of prime agricultural land." While much land is proposed as Agricultural Preserve and Agricultural Open Space, some prime agricultural land will be converted to develop Nature Reserves/Wildlife Habitat/Wetlands, the Davis Greenbelt, and Connector Greenways. Policies 6.1.A, 6.1.B, 6.2.J, and 6.4.F will be revised for consistency with the revised Open Space Element. The changes are listed in the Project Description section of the EIR.

Safety Element

Proposed Open Space Element plans and policies do not conflict with a majority Safety Element policies. Policy 7.2.A will be changed for consistency with the Open Space Element. The proposed Safety Element policy is listed the Project Description section of the EIR.

Noise Element

Proposed Open Space Element policies do not conflict with Noise Element policies. No impacts are anticipated.

South Davis Specific Plan

The revised Open Space Element is compatible with all South Davis Specific Plan Policies. Parks and greenbelts have been shown on the Open Space Element Map according to Specific Plan requirements. An amendment will be necessary to the South Davis Specific

Plan Map to depict the Davis Greenbelt. A mitigation measure for this land use plan impact is provided on following pages.

East Davis Specific Plan

The proposed Open Space Element is consistent with East Davis Specific Plan policies and requirements. Existing and proposed parks and greenbelts have been shown in the appropriate locations on the Open Space Element Map in accordance with the Specific Plan. No impacts are anticipated.

Pass Through Agreement

The revised Open Space Element will not affect the Pass Through Agreement. It does not propose the designation or implementation of urban uses within the South Davis Redevelopment Area. No impacts are anticipated.

South Davis Redevelopment Plan

The revised Open Space Element will support the Redevelopment Plan's objective to "provide adequate land for . . . open spaces." No impacts are anticipated.

Zoning Code

The two parcels designated with agricultural uses on the Davis Zoning Map do not appear on the revised Open Space Element map as open space uses. These parcels also do not appear on the existing General Plan map with agriculture or open space uses. Instead, they are shown with University of California, residential single-family and residential multi-family uses. The Zoning Map is inconsistent with the current General Plan map and the revised Open Space Element map. According to state law, zoning codes must be consistent with general plans (Government Code Section 65860). This is considered a significant land use plan impact.

County of Yolo

General Plan

The revised Open Space Element is consistent with all applicable basic goals of the Yolo County General Plan. The Element will partially protect prime and other agricultural land from urban development, provide recreational opportunity, establish natural and wildlife areas, create urban open spaces and greenbelts, as well as meet other County goals.

The City's revised Open Space Element is inconsistent with some County policies towards agriculture including:

L.U.6. Protect and Conserve

It is the policy of Yolo County to vigorously conserve and preserve the agricultural lands in Yolo County. Yolo County shall protect and conserve agricultural land use especially in areas presently farmed or having prime agricultural soils and outside of existing planned urban communities and outside of City limits.

Some prime agricultural land will be developed with wetlands and other open space uses as indicated in the Land Use section of the EIR. The Element is also inconsistent with current County General Plan designations. Table J summarizes the areas of conflict. Exhibit 12 visually indicates the location of discrepancies.

Zoning Code

The revised Open Space Element conflicts with some Yolo County zoning designations. Some areas designated by the County as Agricultural General are included in the Element's Agricultural Preserve area. In addition, some areas adjacent to Interstate 80 are designated with Agricultural General and Highway Commercial Uses. The Open Space Element designates these areas for Nature Reserve/Habitat/Wetlands.

The City's designation of these land that are zoned A-1 (Agricultural General) by the County as Agricultural Preserve and Nature Reserve/Habitat/Wetlands may preclude the eventual development of the lands to other uses in accordance with the County Zone's purpose (Sec. 8-2.601 County of Yolo Zoning Code). Specifically the purpose of the A-1 zone is to:

The purpose of the Agricultural General Zone (A-1) shall be to preserve lands best suited for agricultural use from the encroachment of incompatible uses and to preserve in agricultural use land suited for eventual development to other uses, pending proper timing for the economical provision of utilities provision of utilities, major streets, and other facilities so that compact, orderly development shall occur.

This would limit the potential of the A-1 parcels to develop to non-agricultural uses. The development of all the A-1 parcels to urban uses is unlikely in the near future due to lack of infrastructure, landowner preferences, and County policies which vigorously support agricultural preservation. Since, under the County zoning, buildout according to zone remains a possibility, the limitation of A-1 parcels to develop to other uses is considered a significant impact.

County of Solano

General Plan

The revised Open Space Element is compatible with Solano County General Plan policies. The revised Open Space Element designations do not conflict with County park and open space designations. The designation of Sykes Slough as a Nature Reserve/Wildlife Habitat/Wetlands use conflicts with the County's General Plan and Parks and Recreation Map which does not indicate a designation for Sykes Slough.

The revised Open Space Element as well as the City's existing General Plan map do not recognize the small pocket of highway commercial along Interstate 80 which is shown on the Solano County General Plan land use map. This is considered a significant land use plan impact. The Open Space Element designation of agricultural open space does not conflict with the County of Solano's Intensive Agriculture designation.

Zoning Code

The revised Open Space Element's Agricultural Open Space designation is partially consistent with the County's Zoning code which designates a majority of the land in the Davis Planning Area with Exclusive Agricultural uses. The revised Open Space Element does not recognize the small amount of Manufacturing and Commercial Services zoning designations along Interstate 80 and the Southern Pacific Railroad. Since these two plans conflict, it is considered a significant land use plan impact.

City of Dixon

No open space or other uses are proposed by the City of Dixon within the area where the City of Dixon and the City of Davis Planning Areas overlap. No impacts are anticipated.

City of Woodland

The City of Woodland and the City of Davis Planning Areas do not overlap. There are no land use plans conflicts. No impacts are anticipated.

UC Davis

The revised Open Space Element designations conflict with some of the proposed Long Range Development Plan (LRDP) uses. The LRDP proposed academic and Administrative, Special Projects Support, and Open Space Reserve. The revised Open Space Element proposed the Davis Greenbelt. The Academic and Administrative Support, and Special Projects designations conflict with the allowable uses in the Davis Greenbelt. This is a significant land use plan impact.

California Department of Fish and Game

The Open Space Element's Nature Reserve/Wildlife Habitat/Wetlands designation in the Yolo Basin Area would allow for the development of the Yolo Basin Wildlife Area Concept Plan. The plan is partially inconsistent with City and County policies that encourage protection of prime farmland. The loss of prime farmland is discussed in the Land Use section.

The proposed Open Space Element map and the Yolo Basin Wildlife Area Concept Plan are in partial conflict with the County of Yolo Zoning Code which zones the land in Areas A and B of the wildlife area as A-1, Agricultural General, and A-P, Agricultural Preserve. The County General Plan also designates the area with agriculture uses.

Army Corps of Engineers

The proposed Open Space Element components will be subject to policies of the Corps of Engineers. For example, the development proposed in flood plain areas will be reviewed in further environmental documentation according to Executive Orders 11988, 11990, and others. The creation of wetlands in the Nature Reserve/Habitat/Wetlands designated areas would support Section 150 of the Water Resources Development Act of 1976.

CUMULATIVE IMPACTS

Cumulative impacts are defined in the Land Use section of this EIR. The planning areas of the other jurisdictions in the region (City of Winters, City of Woodland, City of West Sacramento, City of Sacramento, and the County of Sacramento) do not overlap the Davis Planning Area. There are no land use designation conflicts. There are no cumulative land use plan conflicts. The cumulative impacts associated with the adoption of the various open space plans in these communities is discussed in the Land Use section of this EIR.

MITIGATION MEASURES

4. Approval of the project by the City Council shall not occur until consistency with the City General Plan policies, maps, and figures is achieved or unless the General Plan Map and General Plan Figures are amended to be consistent with the revised Open Space Element.
5. Approval of the project by the City Council shall not occur until consistency with the South Davis Specific Plan map is achieved or unless the Specific Plan map is amended to be consistent with the revised Open Space Element.

6. Approval of the project by the City Council shall not occur until consistency with the Zoning Code and Zoning Map is achieved or the City Council provides direction that the City Zoning Code and Map shall be amended so as to be consistent with the proposed project.
7. The City shall work with the Counties of Yolo and Solano and UC Davis to encourage each agency to amend their General Plan or Long Range Development Plan land use designations and Zoning Code designations to achieve consistency with the revised Open Space Element.

LEVEL OF SIGNIFICANCE

The proposed project will not significantly impact the City of Davis General Plan policies of the Transportation and Circulation Element, the Housing Element, the Safety Element, and the Noise Element. The proposed project will not significantly affect the East Davis Specific Plan, the Pass Through Agreement, and the Davis Redevelopment Plan. Impacts to the Planning Area of the Cities of Dixon and Woodland are considered insignificant.

All land use plan inconsistency impacts can be mitigated to a level of insignificance through the implementation of the above mitigation measures. Land use incompatibility impacts between the Davis Greenbelt and future urban uses and increased human activity disturbance of nearby agriculture can be mitigated to a level of insignificance with the implementation of mitigation measures found in the Land Use section of the EIR. The potential impact of pesticide spraying affecting planned residences and its associated increased population in the West Davis, North Central, East Davis, and South Davis units, are mitigated.

Land use incompatibility impacts associated with increased wildlife populations on adjacent agriculture can be partially mitigated with mitigation measures found in the Land Use section of the EIR. It remains a potentially significant impact.

No cumulative land use plan impacts have been identified.

POPULATION

EXISTING CONDITIONS

Sacramento Metropolitan Area

The City of Davis is part of the Sacramento Metropolitan Area. Other communities within the Metropolitan Area include Rocklin, Roseville, Sacramento, Woodland, Folsom, Marysville, Yuba City, Winters, Isleton, Galt, Lincoln, Wheatland, Live Oak, and the unincorporated areas of Sacramento, Sutter, and Yolo Counties. The Sacramento Metropolitan Area projected annual population growth rate for the region between the years 1985 - 2010 as 1.78 percent (City of Davis General Plan, Volume 2: Technical Supplement, 1987).

City of Davis Planning Area

The Davis Planning Area includes the incorporated limits of the City, portions of unincorporated Yolo County and portions of unincorporated Solano County. The population for the City of Davis was estimated at 43,600 persons as of October 31, 1987. (City of Davis General Plan, Volume 2: Technical Supplement, 1987) Approximately 3,600 people live in the unincorporated portions of the Planning Area, as well as 5,000 more persons on the U.C. Davis campus. Planning Area population at General Plan Buildout is estimated to be 75,000. (City of Davis General Plan, Volume 2: Technical Supplement, 1987)

The following discussion includes detailed population and employment figures for the City of Davis, Yolo County, and Solano County. Where available, updated statistics are provided.

City of Davis

The City of Davis is characterized by a population with few youths and elderly. A substantial percentage of people are in the 18-24 age group, largely due to the student population. In 1980, approximately 13% of the population were elderly which is proportionately less than for Yolo County as a whole. (City of Davis General Plan, Volume 2: Technical Supplement, 1987) Average household size has been estimated recently at 2.371 (phone interview, March 28, 1990, Department of Finance Demographic Research, Dan Sheya).

The ethnic distribution for the City of Davis is slightly more homogeneous than that of the County. Davis' population consists of 88% white, 3% Black, and 7% of other ethnic groups. Spanish origin (which can be of any race) represents 5% of the total population. (City of Davis General Plan, Volume 2: Technical Supplement, 1987)

The level of education within the City of Davis varies among neighborhoods but is high relative to educational levels in Yolo County as a whole. Census Tracts 106.02 and 107.01 within the City of Davis have 88 and 93 percent high school graduation rates respectively (1980 U.S. Census). Both tracts also registered higher than 50 percent graduation rates from College. The City of Davis is also enriched educationally by the University of California campus located just outside City limits.

The 1983 per capita income of Davis, \$9,667 (Yolo County General Plan, Volume 2 Technical Supplement), is lower than that of Yolo County as a whole. This figure includes the student population of U.C. Davis and is not a good indicator of the City's overall economic level. The median family income provides a better indicator of Davis economic well-being. In 1980, the median family income for the City of Davis was \$23,807, above that of Yolo County, \$20,495 (Yolo County General Plan, Volume 2 Technical Supplement).

Due to the U.C. Davis campus, the major source of employment is government related industries. Approximately 65 percent of Davis's population works in government industry with 56 percent working for U.C. Davis. Retail trade and services each account for 13 percent of total employment. Other industries which make up the remainder of the labor force are agriculture (1 percent), construction (2 percent), manufacturing and research (4 percent), and transportation and utilities (2 percent). The Hunt-Wesson Corporation, the Moller Corporation, Calgine, and Armco Steel are some of the corporations in the City of Davis. Future employment in Davis is likely to be in research related industries due to the proximity of the U.C. Davis campus. (Davis General Plan Review Working Paper 1, April 1987)

County of Yolo

The population of Yolo County experienced a 24 percent increase in growth between 1970 and 1980 census. As of 1980, the total population was 113,374. Yolo County's age breakdown is characterized by a large percentage of individuals under 17 years of age. Approximately 6.7 percent of the population is under 5 years of age and 17.9 percent is between the ages of 5 and 17 (City of Davis General Plan, Technical Supplement). Elderly (over 65 years of age) constitute 8.7 percent of the population (Yolo County General Plan). Average household size is estimated to be 2.749 (phone interview, March 28, 1990, Department of Finance, Demographic Research, Dan Sheya).

Yolo County has a lesser proportion of white persons (83%) and black persons (2%) in the population than the City of Davis. Yolo County has a significantly larger population of persons of Spanish Origin than the City of Davis at 17% of the total population. (City of Davis General Plan, Volume 2: Technical Supplement 1987)

The average household income in Yolo County was \$45,433.00 in 1988 (Center for Continuing Study of the California Economy). The median income for the County was estimated at \$36,100 in May 1989 (Department of Housing and Community Development Income Limits).

The majority of workers in Yolo County are in the Government (35 percent), retail (14.9 percent), and service industries (13.4 percent). Agriculture and manufacturing also account for a significant number of jobs (Employment Development Department, Annual Planning Information, Yolo County 1989).

County of Solano

As of 1980, the total population for Solano County was 235,203 (Solano County Land Use and Circulation Element 1985). Of this, 2,419 people live in Census Tract 2533, which is partially within the Davis planning area. Just over 10 percent of the population within this tract is under 5 years of age (1980 U.S. Census). Another 16 percent are between the ages of 5 and 20 years of age. Approximately 7 percent of the population is over 65 years of age. The median age for the tract is 27.3 years old. The largest number of people, 429 of 2,419, are in the 25 to 34 age group category. A larger proportion of the population is male than female in this area, 53 percent to 47 percent (1980 U.S. Census). Average household size for the County is currently estimated at 2.911 (phone interview, March 28, 1990, Department of Finance, Demographic Research, Dan Sheya).

The County's 1985 Housing Element provides data for the Dixon subarea. This subarea is located in the northeast portion of the County and surrounds the City of Davis. The Housing Element describes the ethnic breakdown of the population. The two largest groups are white (68.5 percent) and of Spanish Origin (38.3 percent).

In May 1989, the median income for Solano County was estimated to be \$38,800 (Department of Housing and Community Development Income Limits).

Government is the mainstay of Solano County's economy, employing nearly 50 percent of the population. Retail trade is the second largest employment category, representing 18 percent of the total employment. Although agriculture employs only 4 percent of the population, it contributes significantly to the County's economy with over 134 million dollars worth of production. Manufacturing and construction represent the majority of the remaining employment. (Solano County Land Use and Circulation Element 1985)

IMPACTS

Under CEQA induced growth or concentration of population is considered a significant impact. For the purposes of this EIR, any change in population density, distribution, or growth rate is considered a significant impact.

Planning Area

The revised Open Space Element will impact the potential number of housing units constructed within the Planning Area. This, in turn, will affect population concentration. Impacts according to jurisdiction are provided below.

City of Davis

Residentially designated lands within the City of Davis are not impacted by the proposed Open Space Element. No change in residential acreage will occur.

County of Yolo

The principal impact to population will be in the limitation of future residential development in the unincorporated portions of the County. This is described in the Housing section of the EIR. The number of potential housing units minus the number of existing units yields the net potential residential development. For Yolo County this equals 758 units. When multiplied by the average number of persons per household, 2,749, the potential population increase is approximately 2,084. The implementation of the Open Space Element could alter the planned population growth of Yolo County property within the Davis Planning Area if the zoning is implemented. This is considered a significant impact.

It is unlikely that all potential housing will be developed as indicated in the Housing section of the EIR. This is due to the fact that the County vigorously supports agricultural land retention as stated in several County General Plan policies. The above analysis is a worst-case estimate of population impacts.

Solano County

In Solano County, the number of potential units is less than the existing number of units. Since existing housing (and population) will be allowed within the Sykes Slough Nature Reserve area, no population decreases or increases will occur. County's average household size equals 2.911. The planned population of Solano County will not be altered by the revised Open Space Element.

CUMULATIVE IMPACTS

In combination with other past, present, and reasonable foreseeable projects in the region that restrict growth, planned population growth may be limited. This is considered a potentially significant impact.

MITIGATION MEASURES

Population impacts cannot be mitigated.

LEVEL OF SIGNIFICANCE

Population impacts found to be insignificant include the change of population in either the City of Davis or unincorporated County of Solano within the Planning Area.

Significant population impacts that cannot be mitigated include the limitation of future residential development in the unincorporated portions of Yolo County. This will alter population growth in the Davis Planning Area.

The project in combination with other past, present, and reasonable foreseeable projects that restrict growth in the region, may limit planned population growth. This is a significant cumulative impact.

HOUSING

EXISTING CONDITIONS

Metropolitan Area

The City of Davis is part of the Sacramento Metropolitan Area. Other communities within the Metropolitan Area include Rocklin, Roseville, Sacramento, Woodland, Folsom, Marysville, Yuba City, Winters, Isleton, Galt, Lincoln, Wheatland, Live Oak, and the unincorporated areas of Sacramento, Sutter, and Yolo Counties. The construction of housing in the Metropolitan Area has generally accelerated over the past few years. About 14,972 units were constructed in the Metropolitan Area in 1989. Between 1981 and 1989 total units constructed annually in the region have ranged from 5,447 to 19,094.

Planning Area

The Housing Element for the City of Davis provides an estimate of existing housing units for the Davis Planning Area as of October 1987. As shown on Table K there are more units within the Davis City Limits than in the Unincorporated Area. In 1987, the Planning Area contained 19,523 dwelling units.

Of these units, single family dwellings predominate. The number of dwelling units in each data unit of the Planning Area is shown on Table L. Central Davis contains the most dwellings. At General Plan Buildout, Central Davis will continue to contain the most housing units. More detailed statistics for the City of Davis, Yolo County and Solano County are described below. As indicated in the Project Description section of this EIR the amount of acreage currently designated on the Davis General Plan map for residential uses equals 155 acres.

City of Davis

The Sacramento Area of Governments (SACOG) annually prepares a Housing Module. The total number of housing units are calculated as well as a breakdown of new units and demolitions. In 1989, SACOG estimated 16,814 dwelling units in the City. Of this number 623 units were newly constructed. 224 units were demolished in 1989.

The number of households in the City has continued to grow. In 1980, the number of households equalled 14,057. The estimated number of households in 1987 equalled 17,000, an increase of 21 percent. The majority of households, 56 percent, rented in 1980. Of these households, 8 percent lived in poverty. Low income families comprised 19 percent of the population. Low income is defined as 50 - 80 percent of the median income (City of Davis General Plan 1987).

TABLE K
EXISTING HOUSING UNITS
OCTOBER 1987

	SINGLE FAMILY	MULTI-FAMILY	TOTAL
In Current City Limits	10,455	7,407	17,862
Unincorporated Urban Area	971	690	1,661
Planning Area Total	11,426	8,097	19,523

Source: City of Davis General Plan, 1987

- Notes: 1. Units in structures with four or fewer units, and mobile homes are considered single family.
2. Group-living quarters are not counted here; there are 5,072 beds in group-living quarters, 1,948 in the city limits, and 3,124 on the UCD campus.

TABLE L

EXISTING AND PLANNED HOUSING UNITS BY GEOGRAPHIC AREA

DATA UNIT	<u>EXISTING - 10/31/87</u>			<u>GENERAL PLAN - PROBABLE BUILDOUT</u>		
	Single- family	Multi- family	Total	Single- family	Multi- family	Total
Northwest	132	0	132	186	0	186
North Central	14	8	22	1,784	128	1,913
Northeast	22	6	28	22	6	28
West Davis	1,852	1,163	3,015	2,526	2,299	4,825
Central Davis	3,932	3,374	7,306	3,951	3,789	7,740
East Davis	3,293	1,821	5,114	3,900	2,233	6,133
East Davis/Mace	0	0	0	1,334	576	1,910
U.C. Davis	0	676	676	0	736	736
Core Area	176	316	492	101	636	737
South Davis	1,858	733	2,591	3,100	1,795	4,895
Southeast	147	0	147	147	0	147
Planning Area Total	11,426	8,097	19,523	17,051	12,198	29,249

Source: City of Davis General Plan, 1987

Notes:

1. Probable buildout of the General Plan is assumed to fall in the upper third of the range of densities allowed (from 2.5 to 4.2 du/gross ac. for single-family residential development and from 10 to 15 du/gross ac. for new multifamily residential developments).
2. Buildings with four units or less and mobile homes are considered single-family, the remainder, multi-family.
3. Group Living Quarters have not been included here; there are 5,072 beds existing in the planning area (1,948 in the city and 3,124 at UCD). An additional 1,860 beds are projected by the General Plan to be built on the UCD campus, giving a total of 6,932 at buildout.
4. 75 single-family dwelling units in the Core Area are assumed to be converted to either commercial or multi-family residential uses.
5. In areas where greenbelts or the greenbelt/agricultural buffer are designated on the General Plan, land area available for residential development may vary from that assumed here.

In 1980, two percent of rental units in the City were vacant. Only one percent of for-sale units were vacant (City of Davis General Plan, Volume 2: Technical Supplement, 1987).

The housing stock in Davis is relatively new. Over 50 percent of the housing units within the City were built within the last 18 years. A 1984 housing condition survey indicated only 145 housing units were in need of rehabilitation. (City of Davis General Plan, Volume 2: Technical Supplement, 1987)

Housing purchase prices were estimated to be generally higher than the rest of the region according to the City's 1987 Housing Element. Recent estimates of housing prices are as follows: \$198,000 average year-to-date and \$321,000 average current listing. The average current price for a condominium equals \$138,833. The average for one unit in a split lot duplex is slightly higher at \$152,500. (The Prudential Snow and Associates Real Estate, March 28, 1990)

Incomes necessary to purchase a single-family home in Davis based on current sales prices are listed on Table M. These estimates are based on sales prices of \$198,000 and \$321,000 and 80% mortgage financing. To afford \$198,000 home, a household would have to earn at least \$56,845 per year. The Department of Housing and Community Development estimated in May 1989 that the median income for a family of 4 in Yolo County equals \$36,100.

Rents in the City of Davis were considered reasonable in the City's 1987 Housing Element due to continued strong apartment construction. Recent rental estimates were collected from the UC Davis Student Housing Office. These more recent figures appear on Table N.

The City of Davis has a housing allocation system. The allocation system, in effect since 1975, was designed to control both the rate and character of development in Davis. The allocation system limits the number of units approved within a given time period, and establishes high expectations for development projects. (City of Davis General Plan, Volume 2: Technical Supplement, 1987)

Developers must compete for a limited number of units to be allocated by proposing projects that best meet the City's needs as expressed through rating criteria and standard conditions of project approval. This positive aspect of the competition created by the system contrasts with those parts of the system that effectively reduce the number of developers operating in the city. The current allocation average per year is approximately 450 units. According to the City's 1987 Housing Element, this allocation system affects the City's housing prices due to the following:

TABLE M
HOUSING AFFORDABILITY - 1990

	TERM	INTEREST RATE		
		9.5%	10%	10.25%
Mortgage Payment Factor	15	0.127743	0.131473	0.133355
	30	0.101680	0.106079	0.108297
Annual Payment for \$158,400 Mortgage	15	\$20,235	\$20,825	\$21,124
	30	\$16,106	\$16,803	\$17,154
Annual Payment for a \$256,800 Mortgage	15	\$32,805	\$33,762	\$34,246
	30	\$26,112	\$27,241	\$27,811
Payments Over Mortgage Term \$158,400	15	\$303,519	\$312,382	\$316,853
	30	\$483,186	\$504,089	\$514,631
Payments Over Mortgage Term \$256,800	15	\$492,069	\$506,437	\$513,685
	30	\$783,347	\$817,235	\$834,326
Annual Household Income Necessary to Obtain \$158,400 Mortgage (assumes 34% PITI/Gross Income Ratio)	15	\$71,416	\$73,502	\$74,554
	30	\$56,845	\$59,305	\$60,545
Annual Household Income Necessary to Obtain \$256,800 Mortgage (assumes 34% PITI/Gross Income Ratio)	15	\$115,781	\$119,162	\$120,867
	30	\$92,158	\$96,145	\$98,156

Source: STA Planning, Inc.

TABLE N
CITY OF DAVIS RENTS - 1989

UNIT TYPE	#UNITS	MEAN AVERAGE RENTAL RATES		
		Unfurnished	Furnished	Range
Apartments				
Studio	194	\$315	\$350	\$140 - 505
One	2,616	420	430	160 - 565
Two	3,567	545	565	180 - 990
Three	663	790	690	595 - 1,195
Houses				
Two	33	\$645		\$400 - 775
Three	128	845		400 - 1,500
Four +	82	970		700 - 1,600
Duplexes				
Two	86	\$610		\$340 - 800
Three	61	755		560 - 900

Source: UC Davis Student Housing Office

- Lack of competition among developers
- Developer's inability to respond to favorable market conditions
- Lengthy processing time
- Piecemeal allocations

Yolo County

The County's housing stock includes mostly single-family homes. In 1980, 93.7 percent of the housing stock consisted of single-family homes. Mobile homes were estimated to be 6.3 percent of the housing stock. The number of apartments was unknown (Yolo County Housing Element 1983). SACOG estimates a total of 772 multi-family units (2+ units). Table O summarizes housing statistics for the County. Recent SACOG figures estimate a total of 6,505 units within the unincorporated areas of Yolo County. New units constructed totaled 56. (SACOG Housing Module 1989)

In 1983 the vacancy rate in the County indicated a tight housing market for single family dwelling units and mobile homes. Larger apartment complexes showed a vacancy rate substantially greater than 6 percent "tight market" value. The vast majority of these units are in East Yolo County. (Yolo County General Plan, 1983)

Over 60 percent of the housing stock in Yolo County is 20 years of age or older. Many residential structures need to be removed, rehabilitated, or reconstructed in order to provide decent and safe housing for Yolo County residents. (Yolo County General Plan, 1983)

In 1983, the majority of the new housing was priced between \$65,000 and \$100,000. Recent sales price estimates for the County area adjacent to the City limits equal \$311,987. This estimate is for a single-family unit that has approximately 2,500 square feet. (The Prudential Snow and Associates Real Estate, March 28, 1990)

Solano County

Solano County is part of the Bay Area. The Association of Bay Area Governments (ABAG) provides statistics for the County. In 1989, the number of housing units within the unincorporated areas of the County equalled 7,033 (Department of Finance, January 1, 1989).

TABLE O
YOLO COUNTY HOUSING

HOUSING CHARACTERISTIC	NUMBER/VALUE
County Total	43,605
Unincorporated Areas	16,759
Inside Urbanized Areas	10,487
Rural Areas	6,330
Total year round housing	43,439
Conventional Housing	40,722 (93.7%)
Mobile Homes	2,717 (6.3%)
Condominiums	1,067
Apartments	Unknown
Occupied Rental	18,990
Occupied Owned	22,314
Vacant	2,135
Medium Housing Value	\$66,600
Median Contract Rent	\$211.00
Median Rooms	4.8
Median Household Size	2.59

Source: County of Yolo General Plan 1983

The Solano County 1985 Housing Element provides statistics for the Dixon subarea. This area surrounds the City of Dixon. The northern part of the County subarea is located within the City of Davis Planning Area. Table P summarizes the statistics for the Dixon subarea. The most predominate unit type is single-family homes followed by multi-family units and mobile homes. Approximately half of the dwelling units are owner-occupied.

Approximately 50 percent of the subarea's 831 households are considered low income. The median home value equalled \$65,000 - \$83,300. The median contract rent ranged from \$79 - \$91. (1985 Housing Element, Solano County)

In January 1990, a single-family home in the northeast corner of the County sold for \$145,000. Generally, single-family homes are valued at between \$82-88/sq. ft. (phone interview, Deveron Ford, Solano County Assessor's Office, April 5, 1990).

IMPACTS

For the purposes of this EIR, both limitation on housing development or an inducement of housing demand are considered significant impacts.

Planning Area

In total, within the Planning Area, the revised Open Space Element will preclude the development of 857 housing units. This presents a "worst-case" analysis. Due to lack of infrastructure, landowner preferences, and the County's policies towards agricultural preservation the potential number of units would probably not be built. The loss of residential development potential is considered a significant project-specific impact. This is discussed further below.

City of Davis

The revised Open Space Element will not add or delete residentially designated acreage within the City limits or General Plan Planning Area. The plan will not substantially affect population or employment growth (within the City limits) which create demands for housing. The amount of acreage devoted to residential uses on the Open Space Element map is 155 acres.

County of Yolo

The proposed Open Space Element could limit the development of housing in the unincorporated areas of Yolo County. Existing and new houses associated with farming will be allowed only in areas designated as Agricultural Open Space. Existing housing will be allowed in the Davis Greenbelt, Agricultural Preserve, and areas above 25 feet in elevation within the proposed Yolo Basin Wildlife Area (outside areas where wetlands will be created). New housing construction will not be allowed in these areas. Table Q gives

TABLE P
SOLANO COUNTY - DIXON SUBAREA

CHARACTERISTIC	NUMBER/VALUE	
Households	831	
Low Income Households	455	50.4%
Large Family Households	165	19.9%
Female Head of Households	31	3.7%
Housing Characteristics		
Total Housing Units	890	
Single Family	574	64.5%
Multi-Family	165	18.5%
Mobile Homes	151	17.0%
Owner Occupied	428	51.5%
Renter Occupied	403	48.5%
Median Home Value	\$65,000-\$83,300	
Median Contract Rent	\$79-\$91	
Overcrowding	117	14.1%

Source: Solano County Housing Element 1985

TABLE Q
HOUSING ANALYSIS

APPROXIMATE EXISTING DWELLING UNITS IN COUNTIES ¹	CURRENT COUNTY ZONING DESIGNATION	POTENTIAL DWELLING UNITS UNDER ZONING	PROPOSED OPEN SPACE USE
<u>Yolo County</u>			
5	A-P and A-1	320 ²	Yolo Basin Wildlife Refuge
24	A-P and A-1	137 ³	Davis Greenbelt
6	A-P	24 ⁴	Willow Slough/ Dry Slough
60	A-P and A-1	372 ⁵	Agricultural Preserve
<u>Solano County</u>			
9	A-40	4 ⁶	Sykes Slough

Source: STA Planning, Inc.

Notes:

1. Based on review of aerial photographs.
2. Acreage of the Refuge equals 6,406. The number of dwelling units allowed in the A-P and A-1 zone is one single family dwelling per 20 acres minimum.
3. The proposed Davis Greenbelt acreage (not existing and improved) equals 2,730 acres. Residential densities are the same as above.
4. Acreage for Willow Slough and Dry Slough equals 476 acres. See permitted residential densities above.
5. The proposed Agricultural Preserve Area equals 7,443 acres. See permitted residential densities above.
6. Sykes Slough acreage equals 157 acres. The zoning designation A-40 permits one single family unit per 40 acres minimum.

estimates of existing dwelling units based on an aerial photo. Also listed are the potential number of dwelling units that could be constructed under current County Zoning.

Due to lack of infrastructure, landowner preferences, and the County's policies towards agricultural preservation the potential number of units would probably not be built. Yolo County has not approved any new housing subdivisions in the northern portion of the Planning Area since the Mace Ranch subdivision. No new subdivisions are anticipated in the foreseeable future (Jim Antone, April 19, 1990). The reduction in the number of potential dwelling units is still considered a significant impact since, under the County zoning, development could potentially occur.

Solano County

The proposed Open Space Element could impact some Solano County housing within the proposed Sykes Slough Nature Reserve/Wildlife Habitat. Table V indicates the existing number of units, potential number of units, and zoning and Open Space Element designation. The potential number of units within the Sykes Slough area is lower than the number of existing units. No significant impacts are anticipated. Farmland including houses and farm buildings will be allowed within Agricultural Open Space areas.

CUMULATIVE IMPACTS

In combination with other past, present, and reasonable foreseeable projects that restrict growth in the region, planned housing growth may be limited. This is considered a potentially significant impact.

MITIGATION MEASURES

None proposed. The loss of potential housing cannot be mitigated.

LEVEL OF SIGNIFICANCE

Housing impacts found to be insignificant include the lack of changes in potential dwelling units in the City of Davis and Solano County.

The loss of potential housing in Yolo County cannot be mitigated and remains a significant project-specific impact.

The project in combination with other past, present, and reasonably foreseeable projects that restrict growth in the region, may limit planned housing growth. This is considered a significant cumulative impact.

BIOLOGICAL RESOURCES

EXISTING CONDITIONS

Vegetation

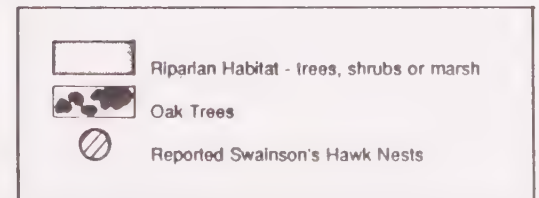
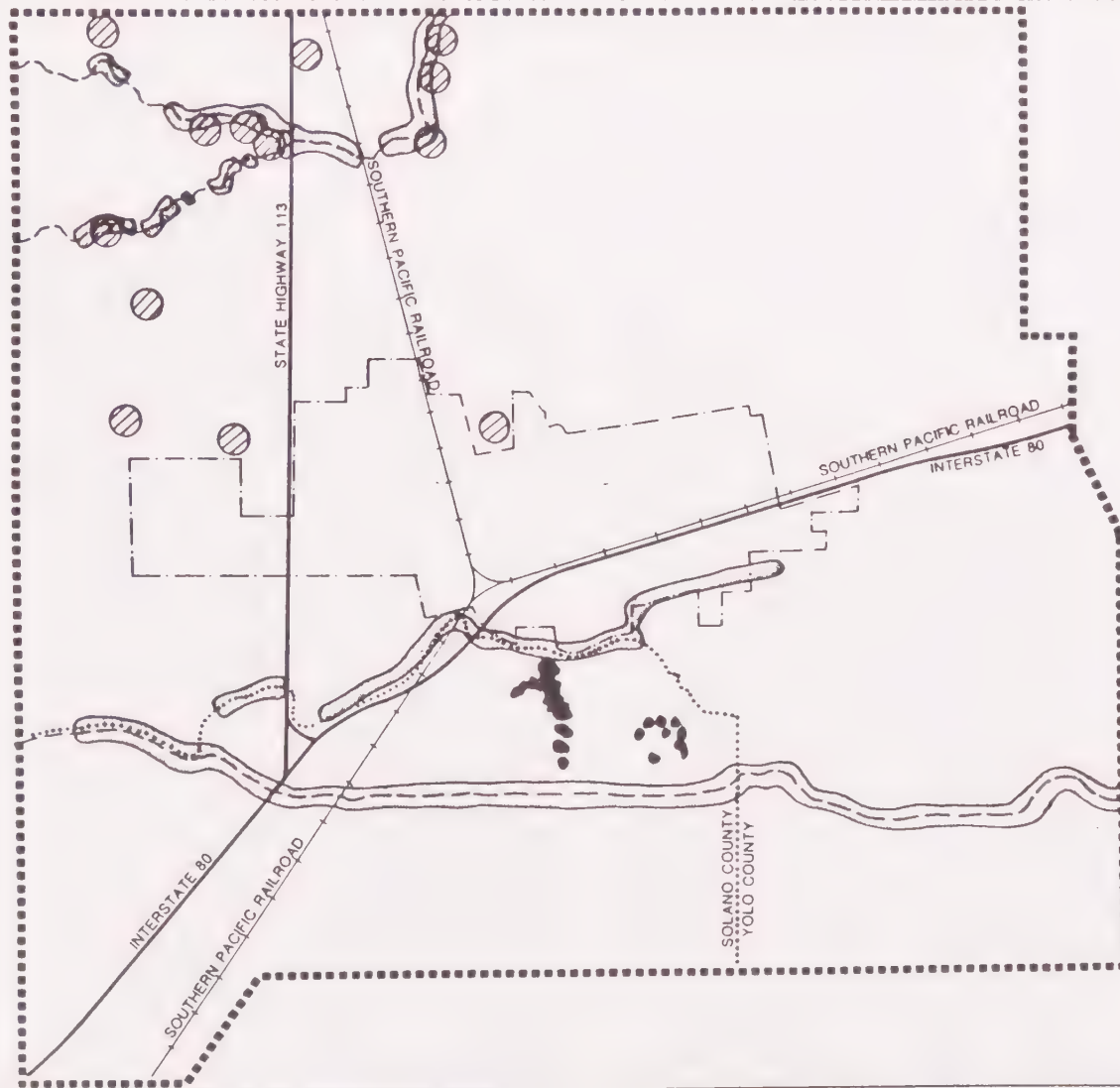
The valley landscape that once existed in this area was predominantly a mixture of native valley grassland types, with small groves and scattered individuals of valley oak (Quercus lobata) and strips riparian woodland (cottonwood, willow, oak, sycamore) along the drainage ways. Exhibit 15 depicts general biological resources in the Planning Area. Kuchler (1977) shows an extensive riparian forest up to several miles wide centered on Putah Creek in his map of potential natural vegetation. The open grassland consisted of needlegrass prairie, alkali or lowland swales (sacaton grassland), and marshy communities of bulrushes, cattails, and rushes in the lower, wetter places. Extensive emergent marsh occurred over much of what is now the Yolo Bypass. Shrubby vegetation was most likely sparse away from the riparian corridors, but there were probably some significant thickets of elderberry, willow, native blackberry, and other riparian plants in the lowlands and along watercourses (creeks, sloughs, and natural floodplain levees).

With all the soil disturbance and agricultural activities, there has been a substantial invasion of roadside, ditchbanks, and generally peripheral areas by non-native plant species. While the degree of disturbance and removal of natural vegetation in the study area has been extreme, there are still a few areas where such plant life persists. The most natural areas include the riparian communities along the Putah Creek overflow channel, marshy pockets along scattered sloughs and ditches, and a remnant oak savanna at the proposed Sykes Slough Nature Reserve. None of these areas are completely pristine in character and the plant species richness is lower than under pre-development conditions.

Sensitive Plant Species

While the plant species that composed these communities are still relatively common and widespread, their local representation is extremely scarce. Because of this historic depletion, these valley grasslands are now regarded as sensitive. Native grasslands are regarded by California Natural Diversity Data Base (CNDDB) as sensitive resources worthy of protection where still existing. Some native grassland might still be present in the Putah Creek corridor or at the Sykes Slough Reserve.

Within the overall grasslands mosaic were small isolated depressions in the Valley plain that represented what are known as vernal pools or hog wallows. These shallow pools provide an unusual habitat for plant growth by filling with water in the winter, staying relatively wet if not completely inundated through the early spring, and then slowly drying through evaporation. A procession of flowering plants grows in the concentric zones as the pools dry. These small pools also support a variety of specialized plants that are



Source: Charles Patterson

EXISTING RESOURCES OF SIGNIFICANCE

OPEN SPACE ELEMENT EIR
City of Davis



Exhibit 15

confined to such habitats and represent some of the state's most restricted and depleted species. The vernal pool floras of the Central Valley include rare species of both recent geological origin as well as some that have become rare through increasing agricultural and residential development. Many such pools are compatible with moderate levels of livestock grazing.

One particular species of high concern listed by both the state [California Department of Fish and Game (CDFG) 1988] and the U.S. Fish and Wildlife Service [FWS 1985] is the palmate bird's-beak (Cordylanthus palmatus), which occurs within two miles to the north of the project area. This species is adapted to saline/alkaline, seasonally flooded habitats, and is found in only about six locations. The Valley's natural vernal pools included saline and freshwater pools depending on parent soils and water sources, both of which probably occurred in the study area. Each type represents habitat that provides suitable conditions for a number of restricted and/or rare species.

Some of the other plant species that could be expected to occur in vernal pools or alkaline sinks in this region include Crampton's tuctoria (Tuctoria mucronant, a state and federally-listed grass species that is known only from the Jepson Prairie at Dozier), colusa grass (Neostapfia colusana, another small grass restricted to vernal pools), and several other species of lesser concern (i.e., legenere [Legenere limosal], dwarf downingia [Downingia humilis], Bogg's Lake dodder [Cuscuta howellianal], and Parish's saltbush (Atriplex parishii, an endemic shrub of saline/alkaline sinks), and chenopod scrub.

Other sensitive plants that may have been present in historic habitats in the study area include California hibiscus (Hibiscus californicus, a showy herb of Central Valley marshes, tidal sloughs, and other waterways [including some agricultural ditches]), fragrant fritillary (Fritillaria liliaces, a lily found in heavy soils and on serpentine), the delta coyote thistle (Eryngium racemosume, an annual herb found on seasonally inundated floodplains), and the slough thistle (Cirsium crassicaule).

While there are no documented natural vernal pools or associated sensitive species within the study area (CNDDDB 1990, California Native Plant Society (CNPS) ongoing), there are still a few areas that may provide suitable conditions. The underlying soils are extremely important in determining whether or not a vernal pool will develop. Some areas which contain suitable claypan soils may still represent potential sites for such resource features. A small demonstration project located near the Highway 113/80 interchange has effectively re-created vernal pool conditions through careful grading, clay layering, and compaction. After one year of results, these experimental pools appear to be holding water and functioning adequately to support some of the more common vernal pool plants.

The one plant species that is reported as occurring in the study area (CNDDDB 1990) is the serpentine sunflower (Helianthus exilis), mapped at one location along the railroad just north of the City of Davis. This species is an annual sunflower that has neither state or

federal status, but which is on List 4 of the CNPS rare plant inventory (Smith and Berg 1988). It is also reported as occurring along the unnamed slough just west of the study area's western boundary.

Wildlife

The study area still supports sparse resident communities of urban and agriculture-adapted wildlife (songbirds, skunks, raccoons, rodents, rabbits, etc.) and provides seasonal resource values to migratory birds, but because of extensive residential and agricultural development, there is very little natural habitat left. The few areas of natural vegetation that remain are invaded to some degree by non-native species, both plants and animals, and are surrounded by intense non-natural land use.

The main feature of natural habitat value is the Putah Creek corridor. The substantial water that still flows within a relatively undisturbed bank system supports a relatively well-developed riparian community. This area in particular still provides meaningful resource values for a number of native species of animals. Other areas where relatively natural habitat conditions still exist include portions of Willow and Dry Sloughs and the proposed Sykes Slough Reserve. Some important wildlife use also occurs in the areas of non-natural habitat, such as manmade levees and road embankments, where burrowing owls are found and in low-growing agricultural croplands where Swainson's hawks forage.

Bird populations in the Valley have suffered significant declines in numbers because of land use changes. Bird species dependent upon riparian forests, wetlands, and dry grasslands have suffered significant declines, both regionally and statewide. The study area is situated in a strategic position in the Pacific Flyway, a major migration route for waterfowl and other birds. Although it currently has little natural habitat for such species, this location plus the natural endowment of water in Yolo Bypass and Putah Creek give it high potential for natural community restoration.

Sensitive Wildlife Species

While there have historically been several sensitive wildlife species known to occur in the region, continued habitat conversion and disturbance have all but eliminated them from the study area. The following are brief accounts of wildlife species historically reported in this area:

Swainson's hawk (*Buteo swainsoni*) - The Swainson's hawk was once a common breeding bird in California, ranging virtually throughout the state. It returns annually to breed in selected areas in the Central Valley and the Modoc Plateau during late spring. It prefers open grasslands and non-wooded lowland valleys, and after nests in tall somewhat isolated riparian trees. This hawk preys on California voles and other rodents, large insects, and other small animals found in open dry grassland, pasture, and selected low-growing crops.

It appears to need visual contact with prey items, and tall crops such as corn and mature winter wheat are not considered good habitat. Alfalfa is highly rated as foraging habitat because it is kept fairly low by frequent harvesting and tends to support good rodent populations. The Swainson's hawk nests in taller trees, generally on the edge of and overlooking suitable open foraging territory. It needs a relatively large amount of terrain, and CDFG recommends 1200 contiguous acres as the minimum suitable foraging area.

This hawk has declined significantly throughout the state (Remsen 1978), largely because of the conversion of Valley grasslands to crops and urban development, shooting, indiscriminate harassment, and general habitat disturbance. Pesticides and degradation of their South American wintering grounds may also be factors. The statewide population of this species was apparently on the order of 17,000 pairs around 1900 and is now believed to be less than 600 pairs (CDFG 1989). One of the primary remaining use areas for this species is the Davis-Woodland general area, where significant nesting activity still occurs (Estep 1989). The study area in particular has several nest locations cited on Willow and Dry Sloughs. Some 20 pairs were reported by Estep (1989), largely within the Davis open space study area, in spite of the fact that only about 1 percent of the region's land is good pasture habitat.

Burrowing owl (*Athene cunicularia*) - This small owl has suffered dramatic declines throughout the state, due to conversion of grasslands to crops, declines in ground squirrel populations, pesticides, and roadside maintenance operations. While this species is still found in many parts of the state, its numbers continue to decline (Remsen 1978) and only a few populations are protected in state and federal wildlife refuges (e.g., San Luis and Mendota). This species is especially vulnerable to disturbance because of its habit of nesting in burrows in the ground. Such features as natural banks, man-made levees, and road embankments are often used, which places these birds in very close proximity to humans and their associated activities.

Western yellow-billed cuckoo (*Coccyzus americanus occidentals*) - This state listed endangered bird was common in California before the vast Central Valley riparian forests were cleared. It is currently extremely scarce in the state as a breeding bird and has been all but eliminated from entire regions including the study area, due to the loss of riparian forest habitats. While this species has apparently not been reported as breeding in the actual study area for many years, it was undoubtedly present historically and might be expected to return if sufficient riparian habitat were present. This secretive bird is mainly restricted to large, dense patches of riparian forest and woodland.

Giant garter snake (*Thamnophis couchi gigas*) - As of 1989, the giant garter snake was listed as threatened by the State of California. It is a candidate for endangered species listing by federal agencies. This snake is found in slow moving waters, sloughs, ponds, canals, and ditches in the general Central Valley. It grows to over 4 feet in length and is one of the more aquatic of the garter snakes (CDFG 1980). It was historically found in

virtually the entire San Joaquin Valley, generally from Sacramento to the Tulare Lake basin. It is currently believed to be extirpated from the southern part of this range and is threatened by increasing agricultural and residential development, draining of wetlands, and general loss of habitat. Some suitable habitat has been created along agricultural ditches and canals, but good emergent marsh vegetation is needed to represent good habitat. It has been reported from within the study area at Willow Slough (CNDDDB 1990).

Valley elderberry longhorn beetle (*Desmoserus californicus dimorphus*) - This is a federally listed beetle that lives its larval stages in the soft shoot tissues of the native elderberry (*Sambucus caerulea* and/or *mexicana*). Because of the historic depletion of the Valley's riparian forests and thickets, this insect has also declined drastically. The Davis study area is within the historic range of this species and may contain current colonies. This species has been reported in the Putah Creek corridor to the west of the study area as well in the northern San Joaquin and southern Sacramento Valley. Small elderberry stands are found within the Davis study area, primarily along the Putah Creek overflow corridor and along the lower section of Willow Slough.

Other species - While there are a few sensitive wildlife species that still occur here, such as the northern harrier [marsh hawk] and the black-shouldered kite, the study area historically provided suitable habitat conditions for a number of other species that are known to be depleted, extirpated, or declining. The study area could still support some of these species if such habitats were once again made available. The following are some of the rarer species that could be expected:

- willow flycatcher (*Empidonax traillii*); riparian woodland, etc.
- yellow warbler (*Dendroica petechia*); riparian woodland, etc.
- yellow-breasted chat (*Icteric virens*); riparian woodland, etc.
- Aleutian Canada goose (*Branta canadensis leucopareia*); seasonal wetlands
- bald eagle (*Haliaeetus leucocephalus*); seasonal wetlands, floodplains, riparian

Habitats and Natural Communities

The vernal pools and native bunchgrasses that once occurred on the gentle valley plain are essentially gone at the hands of grading, disking, paving, and farming. Most of the historic riparian vegetation is also gone, the result of long term wood cutting, creek channelization, upstream water diversion, and general disruption of riparian corridors. However, since water is still present in the study area, there are some areas that have come to support minor riparian resources. In particular, the Putah Creek overflow channel, the main channel for high runoff, supports some riparian vegetation. However, there is not adequate space to foster a large enough riparian community to support wildlife species. The numerous small sloughs and agricultural ditches provide some habitat for selected species, both herbaceous riparian or marsh plants, and some wildlife species, but these

features are so constricted and disturbed that sound ecological communities and/or relationships cannot develop.

The study area does contain some features of significance. The Putah Creek corridor, Dry and Willow Sloughs, and the Sykes Slough Nature Reserve represent important remnants of the natural landscape. As such, they could be used to provide a basis for future restoration and expansion of similar conditions.

Although most of the region's natural communities and habitats have been destroyed, the water-related features still hold potential to become valuable resources. The fact that some provision for runoff and drainage must be made within the overall residential/agricultural mosaic indicates that areas could be created where water will be allowed to flow in above-ground channels and support natural vegetation. While the current expression of riparian communities is relatively minor and the physical habitats are largely constricted by adjacent agricultural uses, the basic resource feature, water, still remains in the area and has the potential to once again support natural communities.

IMPACTS

Under CEQA and for purposes of this EIR, significant effects on rare or endangered plants or animals (or the habitat of such species), as well as substantial interference with resident fish or wildlife species, are considered to be significant adverse impacts. Exhibit 16 depicts a Conceptual Enhancement Plan that should be taken into consideration during the implementation of the revised Open Space Element.

Vegetation

Impacts to general vegetation from the proposed open space revisions would have no adverse effects and could have a net positive result. Adding land currently under agricultural use to designations of greenbelt and wildlife habitat would provide space for natural vegetation. Plans could include planting of native vegetation to add significantly to the study area's existing total. There may be minor disturbance to small areas of naturalized vegetation (i.e., annual grassland), but this is not regarded as a significant impact as long as the area involved is small.

The proposed land use changes would involve several different habitat types, including marshes and seasonal wetlands, riparian forest, and valley grassland.

Sensitive Plant Species

It is not likely that any sensitive plant species will be directly affected by the project. No known rare plant locations will be affected and the proposed revisions do not specifically involve such species.

Exhibit 16

Conceptual Wildlife Enhancement Map

(Deleted from text. Please refer to Response to Comments section).

While impacts would be positive but relatively minor for sensitive plants, the project could include relatively significant beneficial impacts in the future by expanding the range and/or increasing the population size of several species.

Wildlife

Because of the currently degraded condition of the study area's natural communities, plus the unique goals of the proposed project, the net impact on wildlife habitats and plant communities should not be significant. There will be some ground disturbance and some vegetation removal attendant to the construction of trails and greenways, but this is not expected to affect the area's remaining natural habitats. Ground disturbance impacts to wildlife are insignificant.

Direct impacts include temporary adverse effects on breeding birds that could be expected wherever significant construction activities take place. Certain secluded sites along Putah Creek, Willow Slough, or levee areas near the Yolo Bypass may experience greater human disturbance. This introduction of human activities in previously unvisited places will have a significant impact, particularly during construction. This impact will be mitigated to a level of insignificance with proposed mitigation.

Once the project's physical creation has begun, the resultant plantings, easements, and habitat restoration will not have a significant impact.

Sensitive Wildlife Species

Direct impacts to sensitive wildlife species will be insignificant with the implementation of mitigation measures. No significant impacts are expected.

Direct impacts include temporary adverse effects on breeding birds that could be expected wherever significant construction activities take place. Certain secluded sites along Putah Creek, Willow Slough, or levee areas near the Yolo Bypass may experience greater human disturbance. This introduction of human activities in previously unvisited places will have a significant impact, particularly during construction. This impact will be mitigated to a level of insignificance with proposed mitigation.

Habitats and Communities

Since there is little sensitive habitat left in the area, the proposed open space revisions would have little or no adverse impacts to these resources. No significant impacts are anticipated.

CUMULATIVE IMPACTS

This project will not result in an incremental cumulative impact on biological resources in the regional area.

MITIGATION MEASURES

8. The City shall survey the reported *Helianthus* site and the proposed Sykes Slough Nature Reserve before any ground disturbance occurs.
9. The City shall protect existing resources provided by existing trees and cropland and pasture for Swainson's hawks, particularly in the northwestern quadrant of the study area. The California Department of Fish and Game (CDFG) recommends alfalfa (40%), dry pasture or native grassland (20%), disked fields with hedgerows (20%), and row crops (20%) as a cover mix suitable for Swainson's hawks.
10. The City shall retain all existing natural or otherwise important vegetation until its role in supporting wildlife can be evaluated.
11. The City shall avoid direct disturbance to habitats by construction activities during critical nesting and breeding season, typically March to June.
12. In sites known to support burrowing owls and Swainson's hawks, the City shall conduct detailed siting surveys to place facilities in such a manner to avoid direct impacts.
13. The City shall re-evaluate public access to certain prime habitat locations in consultation with local bird experts with possible alternatives explored.
14. The City shall avoid construction around or near active burrowing owl dens from March to September.
15. The City shall incorporate into the open space design areas of suitable burrowing owl den habitat, including levees, riverbanks, and some road embankments to protect or skirt around, if possible.
16. The City shall route trails, bicycle paths, and other extensive use sites away from owl den sites.
17. On sections of trail that cannot significantly avoid owl dens, the City shall erect at least a low fence or other barrier or a taller fence, or establish a leash law for pets.

18. The City shall avoid direct disturbance of existing giant garter snake aquatic habitats along Willow and Dry Sloughs.
19. The City shall avoid spillage into the Sloughs of any soil, chemicals, asphalt, gravel, or fertilizers used along paths.
20. The City shall retain and avoid direct disturbance to existing elderberry plants in open space areas. Additional elderberry plants should be planted in greenbelts and habitat reserves.

LEVEL OF SIGNIFICANCE

Impacts found to be insignificant include minor disturbances of small areas of natural vegetation, disturbance of sensitive plants, disturbance to wildlife habitat and plant communities, plantings, easements, habitat restoration, and sensitive wildlife species.

Impacts mitigated to a level of insignificance include temporary disturbance to breeding birds and the introduction of human activities in previously undisturbed locations.

No significant project-specific or cumulative impacts to biological resources were identified.

CULTURAL RESOURCES

EXISTING CONDITIONS

Historic Resources

The Planning Area was inhabited as early as 4,500 years ago, and research shows that it is likely that a fully developed culture was present in the Davis area by some 1,500 years ago. The Pooewin, a group of hunter/gatherers related to the Patwin, occupied the lower western half of the Sacramento Valley where Davis now lies, and established villages along stream courses and marshes in the area including Putah and Cache Creeks.

Beginning in the 1820's a succession of trappers and hunters, ranchers and farmers brought European culture to the area, supplanting the native one and transforming the physical environment. The discovery of gold in the foothills of California brought an even greater influx of people. Following this initial wave of settlers a rail network was constructed to the west which in 1868 led to the founding of Davisville by the Central Pacific Railroad.

In 1906 the University Farm was established in Davis (then Davisville), in part because of the easy rail access to Sacramento and Berkeley. The farm has since developed into the existing general purpose University of California campus. The presence of UCD has been and remains central to the growth and identify of the City. (City of Davis General Plan, 1987b)

Archaeological Resources

In order to assess the existing conditions of cultural resources in the planning area, a literature review was completed by the California Archaeological Inventory located at Sonoma State University. This information is an update of the data provided for the 1987 General Plan.

Fifteen areas have been surveyed for cultural resources. These surveyed areas add up to less than one percent of the total ground area of the planning area. Most of these surveys were completed since the early 1980s.

Previous documentation (letter - Christen Gerike, February 27, 1987) related that there are a total of 10 historic sites listed with either the National Register or the State Historic Inventory. The letter also indicates that there are 149 sites listed with the City of Davis Cultural Resources Inventory and a total of eight reported prehistoric sites.

IMPACTS

According to CEQA, activities which disrupt or adversely affect "important" prehistoric or historic archaeological sites are considered significant adverse impacts. An "important" archaeological resource is defined as one which:

- 1) is associated with an event or person of:
 - a) recognized significance in California or American history, or
 - b) recognized archaeological importance in prehistory;
- 2) can provide information which is both of demonstrable public interest and useful in addressing scientifically consequential and reasonable or archaeological research questions;
- 3) has a special or particular quality such as oldest, best example, largest, or last surviving example of its kind;
- 4) is at least 100 years old and possesses substantial stratigraphic integrity; or
- 5) involves important research questions that historical research has shown can be answered only with archaeological methods.

Historic Resources/Archaeological Resources

It is anticipated that cultural resources located within the proposed development area may be directly impacted by the implementation of the Open Space Element. The majority of the Open Space Element would leave the component areas intact and would not create impacts.

Direct impacts to historic/archaeological resources would result from grading, vegetation removal, and any underground utility placement. The majority of the area has been graded and disturbed. Nevertheless, direct impacts by these means are considered significant impacts. Implementation of the below mitigation measures should reduce these direct impacts to a level of insignificance.

Indirect impacts to historical/archaeological resources are anticipated to result from erosion, soil compaction, and vandalism related to increased public access to the area and to future maintenance and development of the area. It is anticipated that any potential surface sites that lie adjacent to an Open Space component area would be indirectly impacted by construction activities which mainly includes the development of bikeways. These indirect impacts are considered significant impacts which can be mitigated to a less than significant level through the implementation of the below mitigation measures.

CUMULATIVE IMPACTS

For purposes of this EIR, the cumulative loss of cultural resources in the regional area is considered a significant cumulative impact. Any loss of cultural resources in the Planning Area would contribute to this cumulative impact.

Urbanization in the regional area is expected to potentially impact significant archaeological and historic resources. The impact of this project, in conjunction with other past, present, and reasonably foreseeable future projects will have a significant adverse cumulative impact on cultural resources.

MITIGATION MEASURES

21. As part of the tiering process, the City of Davis Community Development Department shall conduct further cultural resource surveys as each development component of the Open Space Element is implemented.
22. This City of Davis shall establish a cultural resources management system that will implement cultural resources implementation measures.
23. Ground disturbing activities on or near a known archaeological study and the work itself will be monitored by an archaeologist. The purpose of this action is to preclude accidental damage to archaeological deposits in the Davis Planning Area.

LEVEL OF SIGNIFICANCE

Direct impacts are those that would result from grading, vegetation removal, and any underground utility placement. Indirect impacts are those that would result from erosion, soil compaction, and vandalism. Implementation of the above existing City policies and mitigation measures will reduce direct and indirect project-specific impacts to cultural resources to a level of insignificance.

Implementation of existing City policies and requirements and mitigation measures will mitigate cumulative impacts to cultural resources to the extent feasible. After mitigation, the cumulative impact of development and disturbance in the regional area to cultural resources remains significant.

PUBLIC SERVICES AND UTILITIES

EXISTING CONDITIONS

Information in this analysis was obtained through letters and phone conversations with public service and utility agencies in March of 1990. Utility service questionnaires are contained in Appendix A.

Police Services

The Police Department is located at 3rd and F Streets in the downtown area. The Department currently has 52 sworn positions and is operating at capacity. Since the proposed project components lie outside of the current City limits, the Department would not provide service. Service is provided by Yolo and Solano Counties' Sheriff Departments. Annexation of the project area would result in service being included.

Fire Services

There are currently three fire stations with a minimum operating level of 10 personnel daily serving the proposed project area. The Fire Service Area does not include the entire project area. Current service boundaries include County Road 29 to the north, the East Levee to the east, the University of California border/1st Street/north fork of Putah Creek/Southern Pacific Railroad to the south, and County Road 98 to the west. Average response time to the outer edges of the Planning Area is 10 - 15 minutes.

Parks and Recreation

The City of Davis Department of Parks and Community Services currently operates and maintains 19 parks, ranging in size from .23 to 28 acres in size. In addition, the department maintains greenbelts, open space and wildlife habitat, landscaped corridors, athletic facilities, building entries, play areas, and street trees.

The Department strives to develop and maintain public areas and facilities in an aesthetic, safe, and clean environment. Since the external portion of the project area is not currently defined, no services are provided.

Public Works Department

Water

The Department supplies water service to the project area within the City limits. The remainder of the Planning Area is serviced by a combination of water districts and private wells. Pursuant to Section 10610 of the California Water Code, an Urban Water

Management Plan was completed in January 1990 to guide efficient water use in the City of Davis. This plan includes upgrading irrigation systems for public parks areas to ensure an efficient use of water.

Sewer/Drainage

The City of Davis Department of Public Works provides sewer and drainage service to portions of the proposed project area that are within the City limits. Much of the project area is served by the counties or individual sewer systems. The Department currently maintains three channels providing drainage of the area. Maintenance of these channels includes the removal of silt, control of weeds, and removal of brush. The Department also operates drainage pump stations in the project areas. Flood control services for the area outside of the City limits is provided by the Yolo County Flood Control and Water Conservation Service.

IMPACTS

For purposes of this EIR, expansion of existing services due to project demand does not constitute a significant impact unless the provider anticipates great difficulty in providing increased service. The following discusses impacts created by the revised Open Space Element on Police Services, Fire Services, Parks and Recreation Services, and Public Works Department.

Police Services

Service demands are determined by comparing the calls for service and population with the number of officers and non-sworn personnel. The proposed project will not have an adverse impact on the level of services provided by the Davis Police Department. Since minimal development is proposed by this project, impacts on police services will be insignificant.

The proposed project will have an impact only if access to open space features is restricted through certain construction features.

Long range plans for the Department include a move of administrative services from the current site. It is also projected that a larger facility will be built. Renovations will also be made to accommodate a larger police force.

Fire Services

Service demands are determined by the following:

1. Distance from fire stations to the project site.

2. Response time from fire stations to the project site.
3. Number of emergency responses (demands).

It is not anticipated that the project will impact the level of service provided by the City. Any development stimulated by the proposed project may require more development review, plan review, and annual inspections. Although the main station will be relocated within 2 - 5 years to the northern end of the City, the level of Fire Department personnel or operations is not expected to change.

The proposed project will have an impact only if access to open space features is restricted through certain construction features.

Parks and Community Services

The proposed project is expected to impact services presently provided. Additional acreage and facilities will adversely impact current levels of service without additional resources. Demands for development should increase for: enforcement, interpretive services, maintenance, development, on-going planting programs, visitor/interpretive centers, and new programs. Development and maintenance can be funded through the City's Landscape and Lighting Act or through the General Fund as is done presently.

Problems in servicing the project may include establishment and maintenance of programs which address public safety, security and enforcement, protection of wildlife and habitat, interpretive services, recreation needs, public access, conflicts between special interest groups, and vehicle use.

Public Works Department

Water

Although it is projected that Davis will have a safe and reliable supply of water through the year 2010, drought conditions in the past have prompted the City to enact conservation measures. Unusually dry conditions in the spring of 1988 caused the City's well levels to drop 25 - 30 feet below normal. (City of Davis Urban Water Management Plan 1990)

The Public Works Department is concerned that the following issues be analyzed as project-specific Open Space Element components are submitted for approval: the proper destruction of abandoned wells, the use of existing on-site wells, habitat areas, groundwater quality and quantity, and the enhancement of the surface supply distribution system should also be addressed.

Sewer

It is anticipated that the proposed project will not have an impact on sewer service. Concerns of the Public Works Department include: the re-use of water/effluent on proposed parks and greenbelt, public access to the City's overland flow treatment system (also a wildlife habitat area), service to rest rooms and rest stops, the use of greenbelt easements for the extension of sewer lines, the maintenance of access to trunk line manholes, and existing sewer easements.

Drainage

It is anticipated that the proposed project will not have a significant impact on drainage services. Much of the project area has been channelized to facilitate drainage of agricultural areas. Impacts concern the long term maintenance of the channels, ponds, and greenbelt and the use of drainage fees to enhance public open space. Costs and resource needs in the form of staffing, security, signing, and vector control may increase. Operational plans for ponding and pumping facilities as well as stormwater treatment may also be impacted.

CUMULATIVE IMPACTS

No cumulative impacts to public services have been identified as a result of the proposed project. Since no open space projects by adjacent jurisdictions are proposed in the City of Davis Planning Area, any subsequent cumulative projects in the region would lie outside of the Planning Area and would not be serviced by the City of Davis. For impacts to services within the Planning Area, see the above section.

MITIGATION MEASURES

24. Prior to final project approval, the Fire, Police, Parks and Recreation, and Public Works Departments shall review all project specific plans for Open Space Element components within the Department's jurisdictional area to ensure the existence of proper mitigation measures.

Fire Services

25. Prior to final project approval, the Fire Department shall review all project-specific plans for Open Space Element components for incorporation of fire protection concerns. This shall include ensuring access to open space uses.

Police Services

26. Prior to final project approval, the Police Department shall review all project-specific plans for Open Space Element components to ensure that all bicycle and pedestrian paths are sufficiently wide and durable to support emergency vehicles for routine patrol and/or medical responses.

Parks and Recreation

27. Prior to final project approval, the Parks and Recreation Department shall review all project-specific plans for Open Space Element components to determine the extent of new resources, facilities, and staff needed to maintain new park and recreational facilities.

Public Works Department

28. Prior to final project approval, the Public Works Department shall review all project-specific plans of Open Space Element components for water, sewer, and drainage impacts, including those mentioned above.

LEVEL OF SIGNIFICANCE

Insignificant impacts of the proposed project are those related to the provision of water, sewer, and drainage services. The Public Works Department will review project-specific plans for the Open Space Element components as they relate to the provision of water, sewer, and drainage services as they are proposed for implementation.

Significant impacts mitigated to a level of insignificance include the provision of access to the Open Space Element component development areas for the Fire and Police Departments. The provision of adequate resources to maintain current levels of service for the Parks and Recreation Department is also an impact mitigated to a level of insignificance.

No significant project-specific or cumulative impacts to Public Services and Utilities have been identified.

ALTERNATIVES

INTRODUCTION

The following discussion evaluates alternatives to the revised Open Space Element. The Alternative Summary Matrix in the Executive Summary section provides a comparison of alternatives under consideration. The table is in a tabular format permitting a review of the range of alternatives with their estimated impacts while providing a comparative analysis of each alternative.

A brief description of each alternative is provided below. This section evaluates alternatives which may be capable of eliminating , or reducing to a level of insignificance, adverse impacts associated with the project. Additionally, the alternatives considered environmentally superior to the proposed project are identified.

There are three alternatives that will be analyzed as part of this project. The three alternatives include the No Project Alternatives (No Development and Development Under the Existing General Plan), Alternative Location, and the Design Alternative.

NO PROJECT ALTERNATIVES

No Development

Description of Alternative

This alternative is required by section 15126 (d)(2) of the CEQA Guidelines, and has, as its intent, the objective of comparing differences in environmental impacts, while considering overall project objectives. It would limit the City of Davis to the open space uses that currently exist. The existing conditions accurately detail existing land use, biology, cultural resources, population, and housing conditions if no further open space amenities were to occur.

Environmental Assessment

This alternative assumes that neither the current Open Space Element nor the revised Open Space Element is implemented. This alternative is inconsistent with the current City of Davis General Plan and does not meet the objectives of the proposed Open Space Element. None of the project specific benefits or impacts described in this report would occur.

This alternative is not environmentally superior to the proposed project and should be rejected from further consideration.

Development Under the Existing General Plan

Description of Alternative

This alternative assumes development of Open Space features under the restrictions and regulations of the General Plan adopted December 24, 1987. A land use map depicting the current General Plan open space features is presented in Exhibit 9 of the Land Use Plans section.

The major open space features that are included in the current General Plan are agricultural open space, parks/recreation, greenbelt/agricultural buffer, and greenbelt. There is only a slight difference with the amount of acreage from the previous plan and the proposed plan.

The major differences between the two plans is the creation of a 6,406 acre habitat/wetland area and the development of the Davis Greenbelt concept. These two features, if implemented, would be distinctive features in the Davis Planning Area. The proposed Connector Greenways will provide radial access for bicycle circulation.

Environmental Assessment

Land Use

Land Use impacts associated with the implementation of this alternative will be similar to the revised Open Space Element. The current General Plan is similarly intensive as the revised Open Space Element.

The major land use feature of the Open Space Element is the Nature Reserves/Wildlife Habitat/Wetlands area located to the east of the Planning Area. Current county zoning would allow one dwelling unit per 20 acres. This area could potentially contain approximately 320 units if current zoning is implemented.

Table R depicts the open space components of the current General Plan. If the revised Open Space Element is implemented, the primary impact to land use will be the conversion of prime agricultural lands. Selection of this alternative will eliminate the impact of loss of prime agricultural lands.

The Davis Greenbelt will have the ability to protect and mitigate impacts between urbanized uses within the City limits and adjacent agricultural lands. The Davis Greenbelt will also protect adjacent agricultural lands by encouraging infill with an identifiable peripheral element of open space.

TABLE R
CURRENT GENERAL PLAN

COMPONENT	ACREAGE
Greenbelt/Agricultural Buffer	951
Residential Open Space	155
Parks and Recreation	311
Semi-Public	112
Agriculture	40,174

Source: City of Davis Community Development Department

Population

Implementation of the revised Open Space Element will have similar impacts to population as the proposed General Plan in the City of Davis. Although unlikely, implementation of the current zoning in Yolo County could potentially allow for a population increase of 2,084. In Solano County, implementation of current zoning will result in similar population figures.

For purposes of this EIR, changes in population growth rates or concentration are considered significant impacts. Implementation of this alternative assumes development in the City of Davis, Yolo County, and Solano County as indicated in their zoning maps. Although this alternative does not meet the project objectives, this would eliminate any potential impacts related to changes in population rates associated with the proposed project.

Housing

Within the City of Davis housing impacts are similar to those in the proposed project. This alternative would eliminate the potential loss of dwelling units in Yolo County. This assumes that Yolo County would urbanize as indicated in their current zoning. The dwelling units in Solano County should remain fairly consistent.

Limitation to potential housing is considered a significant impact. Although this alternative does not meet the project objectives, implementation of this alternative would eliminate any impacts related to housing that the revised Open Space Element creates.

Biology

Implementation of the Development Under the Existing General Plan Alternative would result in greater impacts to biological resources than the revised Open Space Element. This alternative would not allow for the high degree of protection for wildlife habitat areas. This alternative would not allow for the Davis portion of the Yolo Basin Wildlife Area (YBWA).

Cultural Resources

Implementation of the Development Under the Existing General Plan Alternative would result in similar impacts to cultural resources as the revised Open Space Element. Cumulative impacts related to cultural resources will not be avoided through the implementation of this alternative.

Public Services and Utilities

Implementation of this alternative would result in similar impacts to public services as the revised Open Space Element. The currently planned uses and the proposed uses will have similar effects on public services and utilities. This is environmentally similar to the proposed project.

ALTERNATIVE LOCATION

Description of Alternative

This alternative proposes development of the Nature Reserve/Wildlife Habitat/Wetlands component of the Open Space Element in an alternative location. CEQA requires that an alternative location for a project be analyzed if one is available.

Environmental Assessment

The currently proposed Wetland area is part of a larger Wetland area being proposed that is known as the Yolo Basin Wildlife Area (YBWA). This area is the natural drainage location for the area known as the Putah sink. The YBWA concept plan is to create a diverse mixture of native marsh, riparian forest, and agricultural habitats in a total 16,700 acre area. More than one-third of the YBWA will be within the Davis Planning area.

Relocation of the Davis Open Space Element Wetland area to another location within the Planning Area would not allow for the creation of one contiguous wetland area in the YBWA. The creation of one larger wetland area adjacent to the Yolo Bypass would allow for greater species diversity in the wetland areas. This alternative would not be as environmentally beneficial as the proposed project and should be rejected from further consideration.

DESIGN ALTERNATIVE

Description of Alternative

The Design Alternative was suggested during the public participation process of the proposed project. This alternative, which will be known as the Radial Greenbelt System, would eliminate the Davis Greenbelt from the revised Open Space Element. The proposed Connector Greenway radial system that emanates from the city limits would be expanded to contain a greenbelt system. These features could include: bikeways, public access, community gardens, natural habitat areas, trees, drought tolerant nursery stock, native species, benches, and interpretive signs.

The radial system would have approximately a 500 foot minimum average with a minimum of 100 feet at any one point of greenbelt to accompany the Connector Greenways. This alternative assumes that similar acreage as the Davis Greenbelt will be utilized for greenbelt areas.

This alternative assumes all components of the revised Open Space Element except for the Davis Greenbelt. The following environmental assessment will focus on the difference between the Davis Greenbelt and the Radial Greenbelt System.

Environmental Assessment

Land Use

Impacts related to the Davis Greenbelt relate to incompatible uses that can be potentially placed adjacent to the greenbelt area. The Radial Greenbelt System as proposed in this Design Alternative would have similar potential incompatible land use impacts. In terms of land use this impact is environmentally similar to the revised Open Space Element.

Population

Implementation of the Design Alternative's Greenbelt Radial System would result in similar impacts to population as the revised Open Space Element. The Design Alternative will not avoid any potential significant impacts to population and is considered environmentally similar to the proposed project.

Housing

Implementation of the Design Alternative's Greenbelt Radial System would result in similar impacts to housing as the revised Open Space Element. The Design Alternative will not avoid any potential significant impacts to housing and is considered environmentally similar to the proposed project.

Biology

Implementation of the Design Alternative's Radial Greenbelt System would result in similar long-term effects to biological resources upon buildout of the Planning Area. The Radial Greenbelt System would be environmentally superior if the center of the radial system was a wildlife habitat. In this case the center of the Radial System is a metropolitan area.

The concept of wildlife corridors is to provide linkages between natural resources. An analysis of the revised Open Space Element reveals that the Davis Greenbelt is as efficient as the Radial Greenbelt System in linking natural habitat areas.

The Davis Greenbelt logically connects natural resources. The Davis Greenbelt connects: the northern portion of Sykes Slough with the South Yolo Basin Wildlife Refuge and Putah Creek to the north portion of the Yolo Basin Wildlife Basin.

Cultural Resources

Implementation of the Design Alternative's Greenbelt Radial System would result in similar impacts to Cultural Resources. The Design Alternative will not avoid any potential significant impacts to Cultural Resources and is considered environmentally similar to the proposed project.-

Public Services and Utilities

Implementation of the Design Alternative's Greenbelt Radial System would result in similar impacts to Public Services and Utilities. The Design Alternative will not avoid any potential significant impacts to Public Services and Utilities and is considered environmentally similar to the proposed project.

LONG-TERM IMPLICATIONS OF THE PROPOSED PROJECT

THE RELATIONSHIP BETWEEN LOCAL SHORT-TERM USES OF THE ENVIRONMENT AND THE MAINTENANCE AND ENHANCEMENT OF LONG-TERM PRODUCTIVITY

Implementation of the project represents long-term commitment of the Planning Area to open space uses. Short-term impacts due to construction will be minor. Infrastructure components such as sewer lines and utility poles will be extended to certain portions of the Planning Area to accommodate the revised Open Space Element.

The revised Open Space Element may require limited construction and grading. This would be due mainly to implementation of bikeways. If so, there will be short-term impacts of noise, dust, and construction vehicle emissions. This impact will be assessed as part of the tiering process as each component is implemented.

By designating the majority of the project area as open space, there will be both short and long-term fiscal impacts. Short-term impacts will result from the need to generate or locate funds to purchase land, landscape areas, and develop new wildlife habitat for the Davis Greenbelt. Long-term fiscal impacts include loss of tax revenues and retail/commercial activity to the City and Counties.

The preservation of open space and completion of the "Greenway System" will provide long-term aesthetic and natural benefits to the City of Davis. The conservation and enhancement of wildlife will have long-term benefits that meet the objectives of the proposed project.

SIGNIFICANT IRREVERSIBLE ENVIRONMENTAL CHANGES WHICH WOULD BE INVOLVED IN THE PROPOSED ACTION SHOULD IT BE IMPLEMENTED

Project implementation will irreversibly commit the majority of the Planning Area to open space and recreational uses, preventing other potential future uses of the site. The proposed revision will maintain the City's rural character by preserving natural, recreational, and agricultural open space.

The retention of open space will ensure adequate biological resources in the future. The Open Space Element revision will also protect the biological diversity of the region, including threatened and endangered species. The significant biological environmental changes involved in the proposed action are beneficial and will secure a stable biological community for the future.

GROWTH INDUCING IMPACTS

Implementation of the proposed project is not expected to have growth inducing impacts. The City of Davis General Plan assumes that development will occur in the Planning Area over the duration of the implementation of the revised Open Space Element. Implementation of the Revised Open Space Element is expected to result in a similar growth rate in comparison to the current City of Davis General Plan.

ENVIRONMENTAL SUMMARIES

INVENTORY OF IMPACTS FOUND TO BE INSIGNIFICANT

Initial Study

This summary briefly describes those effects that were determined to be insignificant prior to the preparation of the environmental document. The following issues were indicated as having "no impact" in the Initial Study.

1. The proposed project will not significantly expose people or property to geologic hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards.
2. The proposed project will not significantly create objectional odors.
3. The proposed project will not significantly alter air movement, moisture, or temperature, or any change in climate either locally or regionally.
4. The proposed project will not significantly change currents, or the course of direction of water movements, in either marine or fresh waters.
5. The proposed project will not significantly expose people or property to water related hazards such as flooding or tidal waves.
6. The proposed project will not significantly expose people to severe noise levels.
7. The proposed project will not significantly increase the rate of use of any natural resources.
8. The proposed project will not significantly risk an explosion or the release of hazardous substances in the event of an accident or upset conditions.
9. The proposed project will not significantly interfere with an emergency response plan or an emergency evacuation plan.
10. The proposed project will not significantly generate substantial additional vehicular movement.
11. The proposed project will not significantly impact the existing transportation system.

12. The proposed project will not significantly alter waterborne, rail, or air traffic.
13. The proposed project will not significantly alter the provision of school facilities.
14. The proposed project will not result in a significant use of fuel or energy.
15. The proposed project will not result in a significant increase in the demand upon existing sources of energy, or require the development of new sources of energy.
16. The proposed project will not significantly create any health hazard or potential health hazard.
17. The proposed project will not significantly result in the obstruction of any scenic vista or view open to the public, or will the proposal result in the creation of an aesthetically offensive site open to public view.
18. The proposed project will not significantly restrict existing religious or sacred uses within the potential impact area.

Environmental Impact Report

The following summarizes those effects which were determined to be insignificant in the preparation of the environmental document. The following issues were indicated as having an insignificant impact in the EIR.

Land Use

1. The Agricultural Open Space component will not significantly impact existing uses in the Northwest, North Central, Northeast, and Southeast data units.

Land Use Plans

2. The proposed project will not significantly impact the City of Davis General Plan policies of the Transportation and Circulation Element, the Housing Element, and the Noise Element.
3. The proposed project will not significantly effect the East Davis Specific Plan, the East Davis Specific Plan, the Pass Through Agreement, and the Davis Redevelopment Plan.

Population

4. The proposed project will not significantly alter population growth rates in the City of Davis.
5. The proposed project will not significantly alter population growth rates in the Solano County.

Housing

6. The proposed project will not significantly alter the potential for housing in the City of Davis.
7. The proposed project will not significantly alter the potential for housing in the Solano County.

Biological Resources

8. The proposed project will not significantly disturb areas of naturalized vegetation.
9. The proposed project will not significantly impact sensitive plant species.
10. When the proposed project is implemented, the resultant plantings, easements, and habitat restoration will not have a significant impact.
11. The proposed project will not significantly impact sensitive wildlife species.
12. The proposed project will not significantly impact habitats or communities.

INVENTORY OF IMPACTS THAT REQUIRE TIERED ANALYSIS

Initial Study

The summary briefly describes those effects that were determined to require future environmental analysis. As specific plans for Open Space Element components are considered for implementation, project-specific environmental analysis will need to address following impacts.

Earth

1. Development under the proposed project may alter earth resources and geologic substructures.

2. Development under the proposed project may increase soil erosion by earthwork and may result in siltation of creeks and waterways.

Air

3. Components of the proposed project may result in increases in dust and other suspended particulates both at the site of any new construction and downwind.
4. Significant long term air emission increases or the deterioration of ambient air quality may be experienced.

Water

5. Construction activities associated with project components may result in erosion and impacts to water quality.
6. Greenbelts, parks, and wetlands may increase absorption rates, thereby altering surface and groundwater characteristics.
7. Proposed parks and greenbelts may require the use of public water supply for short-term vegetation maintenance.

Plant Life

8. Implementation of proposed uses may change the diversity and number of existing plant species.
9. The establishment of proposed uses may reduce the numbers of unique, rare, or endangered plant species.
10. Establishment of proposed components may result in a barrier to the normal replenishment of existing plant species.

Animal Life

11. Numbers and/or movement of Swainson's hawks may be affected.
12. New species associated with riparian habitats may be introduced into the planning area.

Noise

13. Grading and other construction activities may cause a perceptible increase in noise levels near project sites.

Light and Glare

14. Where lands are proposed for park uses and trails, some lighting may be installed in parking lots, trail heads, and other areas for safety reasons.

Transportation/Circulation

15. Parks and trails may attract vehicle trips to specific sites which may increase parking needs.

Utilities

16. The development of open space uses may result in a need for new water, sewer, or storm drain systems or an alteration of existing systems.

Public Services and Utilities

15. The proposed project will not significantly impact the provision of water, sewer, and drainage services.

INVENTORY OF IMPACTS MITIGATED TO A LEVEL OF INSIGNIFICANCE

Impacts associated with the following environmental issues will be mitigated to level of insignificance upon adherence to existing City policies and implementation of the project's mitigation measures.

Land Use

1. The potential impact of pesticide spraying affecting residences and the population in the South Davis, Central Davis, West Davis, and the University of California, Davis, units are mitigated.
2. The impact of trespassing can be reduced to a level of insignificance.

Land Use Plans

3. The proposed project will require the replacement of five open space classifications with nine open space classifications in section 2.3.I of the Land Use Element.

4. The proposed project will require changes to Land Use Element policies 2.1.A and 2.2.F and 2.3.I, Conservation Element policies 6.1.A, 6.1.B, 6.2.J, and 6.4.F, and Safety Element policy 7.2.A.
5. The proposed project will require changes to the City of Davis General Plan Land Use Map to reflect new open space designations.
6. The potential impact of pesticide spraying affecting planned residences and its associated increased population in the West Davis, North Central, East Davis, and South Davis units, are mitigated.
7. The conflict between proposed Open Space Element designations and the current General Plan are mitigated through the adoption of the proposed project.
8. The revised Open Space Element partially conflicts with Conservation Element policy 6.5.C related to the retention of "prime agricultural land".
9. For two small parcels in the City of Davis, the Zoning Map is and will be inconsistent with the General Plan.
10. The Revised Open Space Element is inconsistent with portions of the Solano County General Plan and Zoning maps, and the UC Davis Long Range Development Plan.

Biological Resources

11. The proposed project will have a temporary significant impact on breeding birds in areas of construction.
12. The introduction of human activities in previously unvisited locations is considered a significant impact, especially during construction.

Cultural Resources

13. Direct impacts to historic/archaeological resources would result from grading, vegetation removal, and any underground utility placement.
14. Indirect impacts to historical/archaeological resources are anticipated to result from erosion, soil compaction, and vandalism related to increased public access to the and to future maintenance and development of the area.

Public Services and Utilities

15. The provision of access for fire and police services has been mitigated to a level of insignificance.
16. The provision of adequate resources to maintain current levels of service for the Parks and Recreation Department is an impact mitigated to a level of insignificance.

INVENTORY OF SIGNIFICANT UNAVOIDABLE ADVERSE IMPACTS

Impacts associated with the following environmental issues will be mitigated to the extent feasible by the implementation of the applicable City policies and mitigation measures. The following impacts cannot be mitigated to a level of insignificance at this stage of the planning process.

Land Use

1. Land use compatibility impacts between the Nature Reserve/Wildlife Habitat/Wetlands and adjacent agricultural uses are considered significant unavoidable impacts that can be partially mitigated.
2. The loss of prime agricultural land to develop open space uses cannot be mitigated and is considered a significant unavoidable project-specific and cumulative impact.

Land Use Plans

3. Land use incompatibility impacts associated with increased wildlife populations on adjacent agriculture can be partially mitigated but remains a significant unavoidable impact.

Population

4. Alteration of population growth rates in the unincorporated portions of Yolo County are considered significant project-specific and cumulative impacts.

Housing

5. The loss of potential housing in Yolo County is considered a significant project-specific and cumulative impact.

Cultural Resources

6. Implementation of the existing City policies and mitigation measures will mitigate cumulative impacts to cultural resources to the extent feasible. After mitigation, the unavoidable cumulative impact of development and disturbance in the regional area to cultural resources remains significant.

INVENTORY OF CITY POLICIES AND REQUIREMENTS

Existing City policies are listed in Appendix B. The policies that have changed to keep the City of Davis General Plan consistent with the proposed project are listed in the Project Description section of this report.

INVENTORY OF MITIGATION MEASURES

Land Use

1. Tiered environmental documentation, as provided under CEQA Section 15152, shall be conducted as the revised Open Space Element is implemented and specific projects are proposed. This documentation and any future monitoring programs shall further analyze the impact of the proposal on existing land uses and resources.

For example, as the Davis Greenbelt and other components of the Open Space Element are implemented is planned for development, the potential to mitigate land use compatibility impacts between residential and existing agricultural uses shall be evaluated. The evaluation shall consider the use of buffer areas, spray easements, and other means of restricting aerial spraying.

2. The City shall ensure through signage, access restriction, and fines that trespassing into agricultural areas will be minimized.
3. The City shall prioritize future urban development to protect prime agricultural land according to the following:
 - a. Redevelopment and infill of areas within the urban area.
 - b. Development on non-prime soils.
 - c. Creation of a new town elsewhere, not located on prime agricultural land.
 - d. The establishment of the Greenbelt as an urban/rural boundary.

Land Use Plans

4. Approval of the project by the City Council shall not occur until consistency with the City General Plan policies, maps, and figures is achieved or unless the City General Plan Map and General Plan Figures are amended to be consistent with the revised Open Space Element.
5. Approval of the project by the City Council shall not occur until consistency with the South Davis Specific Plan map is achieved with direction that the Specific Plan map is amended to be consistent with the revised Open Space Element.
6. Approval of the project by the City Council shall not occur until consistency with the Zoning Code and Zoning Map is achieved or the City Council provides direction that the City Zoning Code and Map shall be amended so as to be consistent with the proposed project.
7. The City shall work with the Counties of Yolo and Solano and UC Davis to encourage each agency to amend their General Plan or Long Range Development Plan land use designations and zoning code designations to achieve consistency with the revised Open Space Element.

Biological Resources

8. The City shall survey the reported Helianthus site and the proposed Sykes Slough Nature Reserve before any ground disturbance occurs.
9. The City shall protect existing resources provided by existing trees and cropland and pasture for Swainson's hawks, particularly in the northwestern quadrant of the study area. The California Department of Fish and Game (CDFG) recommends alfalfa (40%), dry pasture or native grassland (20%), disked fields with hedgerows (20%), and row crops (20%) as a cover mix suitable for Swainson's hawks.
10. The City shall retain all existing natural or otherwise important vegetation until its role in supporting wildlife can be evaluated.
11. The City shall avoid direct disturbance to habitats by construction activities during critical nesting and breeding season, typically March to June.
12. In sites known to support burrowing owls and Swainson's hawks, the City shall conduct detailed siting surveys to place facilities in such a manner to avoid direct impacts.

13. The City shall re-evaluate public access to certain prime habitat locations in consultation with local bird experts with possible alternatives explored.
14. The City shall avoid construction around or near active burrowing owl dens from March to September.
15. The City shall incorporate into the open space design areas of suitable burrowing owl den habitat, including levees, riverbanks, and some road embankments to protect or skirt around, if possible.
16. The City shall route trails, bicycle paths, and other extensive use sites away from owl den sites.
17. On sections of trail that cannot significantly avoid owl dens, the City shall erect at least a low fence or other barrier or a taller fence, or establish a leash law for pets.
18. The City shall avoid direct disturbance of existing giant garter snake aquatic habitats along Willow and Dry Sloughs.
19. The City shall avoid spillage into the Sloughs of any soil, chemicals, asphalt, gravel, or fertilizers used along paths.
20. The City shall retain and avoid direct disturbance to existing elderberry plants in open space areas. Additional elderberry plants should be planted in greenbelts and habitat reserves.

Cultural Resources

21. As part of the tiering process the City of Davis Community Development Department shall conduct further cultural resource surveys as each development component of the Open Space Element is implemented.
22. This City of Davis shall establish a cultural resources management system that will implement cultural resources implementation measures.
23. Ground disturbing activities on or near a known archaeological study and the work itself will be monitored by an archaeologist. The purpose of this action is to preclude accidental damage to archaeological deposits in the Davis Planning Area.

Public Services and Utilities

24. Prior to final project approval, the Fire, Police, Parks and Recreation, and Public Works Departments shall review all project-specific plans for Open Space Element

components within the Department's jurisdictional area to ensure the existence of proper mitigation measures.

Fire Services

25. Prior to final project approval, the Fire Department shall review all project-specific plans for Open Space Element components for incorporation of fire protection concerns. This shall include ensuring access to open space uses.

Police Services

26. Prior to final project approval, the Police Department shall review all project-specific plans for Open Space Element components to ensure that all bicycle and pedestrian paths are sufficiently wide and durable to support emergency vehicles for routine patrol and/or medical responses.

Parks and Recreation

27. Prior final project approval, the Parks and Recreation Department shall review all project-specific plan for Open Space Element components to determine the extent of new resources, facilities, and staff needed to maintain new park and recreational facilities.

Public Works Department

28. Prior to final project approval, the Public Works Department shall review all project-specific Open Space Element components for water, sewer, and drainage impacts, including those mentioned above.

REPORT PREPARATION RESOURCES

PERSONS AND ORGANIZATIONS CONTACTED DURING THE PREPARATION OF THIS REPORT

City of Davis

Planning and Development Department

Bill Allayaud
Pat MacGregor
Erin C. Maclean

Public Works Department

Dave Pelz
Don Lemmon

Finance Department

Bill Feldmeier

Parks and Community Services Department

Jeannie Hippler

Fire Department

Tom Burton

Agencies

Davis Audubon Society

Ed Whisler

Others

City of Woodland Planning Department

Janet Ruggiero

City of West Sacramento Planning Department

Harry Gibson

City of Sacramento Planning Department

Marty Van Duyn

Prudential Snow and Associates Real Estate

Gary Snow

Solano County Planning Department

John Taylor

Chris Monski

David Brandeberry

Harry Engelbright

State of California Department of Finance

Dan Sheya

Yolo County Planning Department

Robert MacNicholl

Jim Antone

PREPARERS OF AND CONTRIBUTORS TO THE REPORT

Preparers

STA Planning, Inc.

Fred Talarico
Jaime C. Maldonado
Lisa Reynolds
David Wortman

Marc Luesebrink
Rhonda Christensen

Contributors

Biological Analysis

Charles A. Patterson

Cultural Analysis

Miley Holman
Miley Holman and Assoc.

REFERENCES

Brown and Caldwell Consulting Engineers, 1990. Urban Water Management Plan. For the City of Davis.

Brown and Caldwell Consulting Engineers, 1989. Water System Management Plan. For the City of Davis.

Center for Continuing Study of the California Economy. California County Projections 1989.

City of Davis Agricultural Task Force, 1989. Ag Hoc Buffer Task Force Final Report. For the City of Davis City Council.

City of Davis Department of Community Development, Blayney-Dyett, and others, 1987. East Davis Specific Plan.

City of Davis Community Development Department and others, 1987. City of Davis General Plan, Volume 1: Plan Policies.

City of Davis Community Development Department and others, 1987. City of Davis General Plan, Volume 2: Technical Supplement.

City of Davis Planning Commission, Staff, and City Council, 1989. South Davis Specific Plan.

City of Davis Community Development Department, 1989. City of Davis Zoning Ordinance.

City of Davis Redevelopment Agency, 1987. Redevelopment Plan for the Davis Redevelopment Project. Prepared for the City of Davis Planning Commission.

Cole/Mills Associates, 1987. Draft Environmental Impact Report 286 to Study Alternatives for the Selection of a South Davis Specific Plan. Prepared for the City of Davis Community Development Department.

Employment Development Department, 1989. Annual Planning Information for Yolo County.

Larry Garrett, Chair for City of Davis Planning Commission, 1988. Agreement Between the Redevelopment Agency of the City of Davis, the City of Davis and the County of Yolo Pursuant to Health and Safety Code Section 33401. Sent to David Beatty, Attorney for the Davis Redevelopment Agency.

Jones and Stokes Associates, Inc., 1989. Crossroads Place Project Draft Environmental Impact Report. For the City of Davis Community Development Department.

Erin Maclean, 1990. Memo: Policy Issues Concerning the Ring Greenway. To Bob Traverso, City Manager of Davis.

National Institute for Urban Wildlife, 1989. Wildlife Reserves and Corridors in the Urban Environment: A Guide to Ecological Landscape Planning and Resource Conservation. For the Division of Federal Aid, U.S. Fish and Wildlife Service.

OMNI-MEANS, Ltd. Engineers and Planners, 1987. South Davis Supplemental Draft EIR. Prepared for the City of Davis.

OMNI-MEANS, Ltd. Engineers and Planners, 1987. South Davis Specific Plan Supplemental Final EIR. Prepared for the City of Davis.

Salveson, David, 1990. Wetlands: Mitigating and Regulating Development Impacts. Washington D.C.: ULI - the Urban Land Institute.

Solano County Planning Department, 1983. Solano County Park and Recreation Element, A Part of the Solano County General Plan.

State of California Department of Housing and Community Development. Income Limits, May 1989.

Wallace Roberts & Todd, April 17, 1989. Draft Environmental Impact Report, Long Range Development Plan. Prepared for the University of California, Davis.

Yolo County Community Development Agency, 1983. Yolo County General Plan, Part 1: The Plan and Referenced Environmental Impact Report.

APPENDICES

APPENDIX A
PUBLIC PARTICIPATION AND REVIEW

APPENDIX A

TABLE OF CONTENTS

- I. NOTICE OF PREPARATION (NOP)
- II. DISTRIBUTION LIST
- III. NOP COMMENTS
- IV. RESPONSE TO NOP COMMENTS
- V. SCOPING MEETING NOTICES AND HANDOUTS
- VI. SCOPING MEETING COMMENTS
- VII. RESPONSE TO SCOPING MEETING COMMENTS
- VIII. ADJACENT JURISDICTION LETTERS
- IX. PUBLIC SERVICE/UTILITY QUESTIONNAIRES

I. NOTICE OF PREPARATION (NOP)

**DEPARTMENTS:**

<input type="checkbox"/> CITY MANAGER'S OFFICE	916-756-3741
<input type="checkbox"/> COMMUNITY DEVELOPMENT	756-3742
<input type="checkbox"/> FISCAL AND INFORMATION SERVICES	756-3742
<input type="checkbox"/> FIRE	756-3743
<input type="checkbox"/> GENERAL SERVICES	756-3743
<input type="checkbox"/> PARKS AND COMMUNITY SERVICES	756-3743
<input type="checkbox"/> PERSONNEL	756-3744
<input type="checkbox"/> POLICE	756-3740
<input type="checkbox"/> PUBLIC WORKS	756-3749

CITY OF DAVIS 23 Russell Blvd. Davis, CA 95616

MEMORANDUM

DATE: February 16, 1990

TO: Distribution List (see attached)

FROM: City of Davis Community Development Department

SUBJECT: Notice of Preparation of the Revised Open Space Element Environmental Impact Report

The City of Davis Community Development Department will be the lead agency and will prepare an Environmental Impact Report (EIR) for the project identified in the enclosed Project Description and Initial Study.

We are seeking comment on the issues that should be addressed in the EIR. We need to know the views of agencies and individuals concerning the scope and content of the environmental information that pertains to an agency's statutory responsibilities in connection with the proposed project. Various agencies will need to use the EIR prepared by our agency when considering permits and other approvals for the project.

A description of the project and project location is contained in the enclosed materials. Also attached is an initial study that addresses potential environmental impacts.

Areas of impact that will be addressed in the Draft EIR include the following:

- ☐ land use/land use plans
- ☐ population
- ☐ housing
- ☐ biology/wetlands
- ☐ public services and utilities

A fiscal analysis is being prepared in conjunction with the report and will be circulated concurrently with the Draft EIR.

Notice of Preparation - Open Space Element Environmental Impact Report

February 16, 1990

Page two

Because of the time limits mandated by state law, agency responses must be sent at the earliest possible date but not later than 30 days after receipt of this notice. We are requesting that all responses be received by this time so we may respond to all concerns as soon as possible.

Please send your comments concerning the scope or contents of the EIR on the Open Space Element project to the address below. Alternatively, you may call Mike Thiele at (916) 756-3746. Please identify a contact person to call in case we have any questions about the comments.

Mr. Mike Thiele
Community Development Director
City of Davis Community Development Department
23 Russell Boulevard
Davis, CA 95616

Enclosures

PROJECT DESCRIPTION

PROJECT LOCATION

The City of Davis is located within Yolo County, California, approximately 75 miles northeast of San Francisco and 15 miles west of Sacramento. Exhibit 1 depicts the regional location of the City.

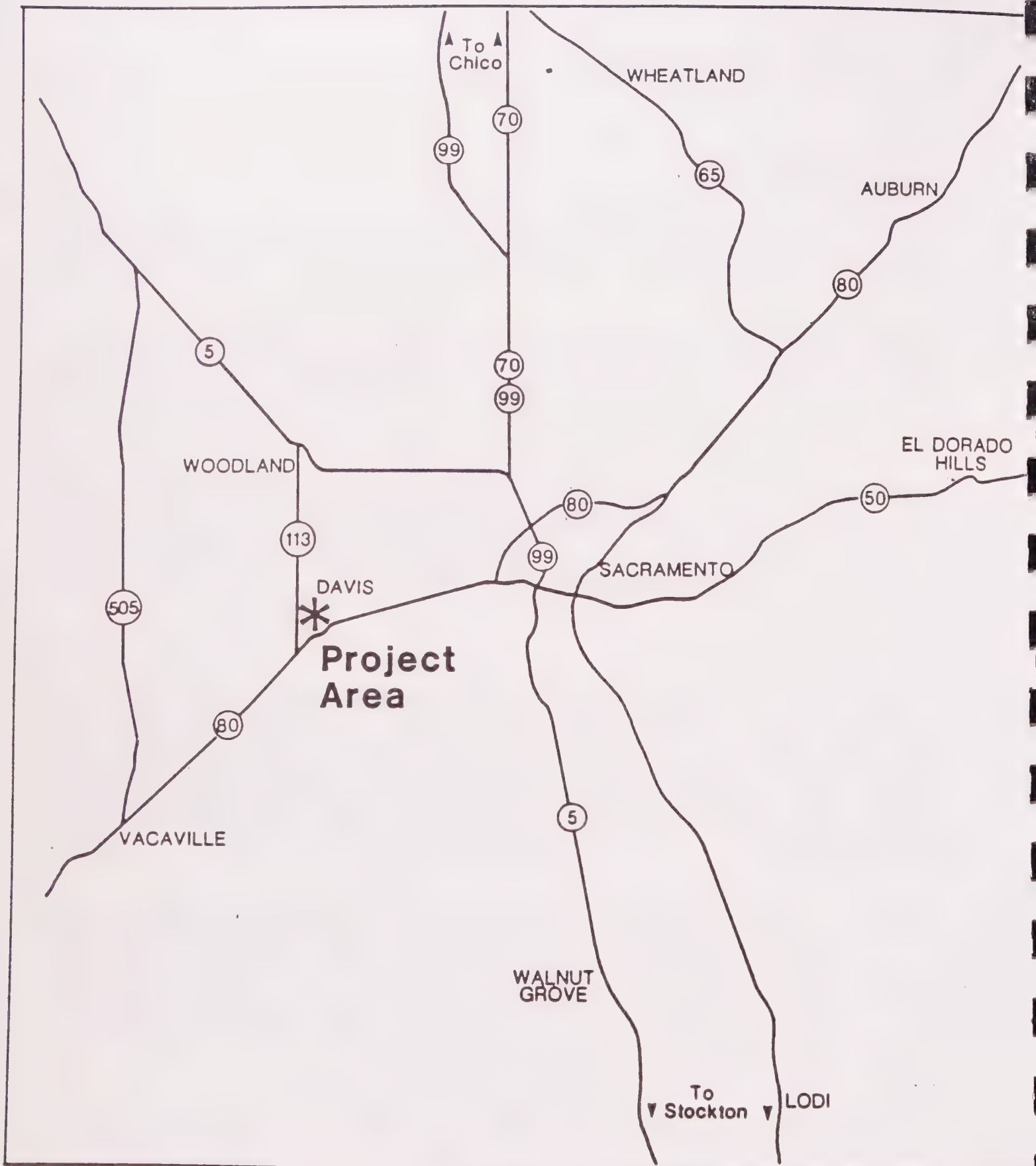
The proposed project consists of revisions to the current Open Space Element of the City of Davis General Plan. The Element includes goals, policies, and programs for the General Plan Study Area. Exhibit 2 presents the Planning Area boundaries.

The Planning Area covers approximately 84 square miles, seven of which are located within the City of Davis. The remainder of the Planning Area is located either in unincorporated Yolo or Solano County. This is the current Planning Area for the City of Davis. No new additional acreage is proposed by this project. The area is bounded by County Road 29 to the north, Tremont Road to the south, the Yolo Bypass western levee to the east, and one-half mile west of County Road 98 to the west.

PROJECT CHARACTERISTICS

The proposed project includes revisions to the current Open Space Element of the City of Davis General Plan adopted on December 24, 1987. The primary goal of the revised Open Space Element is to provide the City with a continuous greenway system. The greenway concept consists of several components linking existing and future recreational and open space areas both within and outside of the City limits. To develop the greenway system, the plan provides the following components to be designated, preserved, developed, and/or expanded:

- **Agricultural Preserve:** Areas designated Agricultural Preserve are those agricultural lands identified by the City of Davis as permanent agriculture. These lands will ensure a permanent buffer between adjacent jurisdictions that will maintain the separate identities of surrounding cities. Agricultural preserves may also denote other areas for permanent open space such as lands within city limits.
- **Agricultural Open Space:** Agricultural open space shall serve to protect valuable natural resources such as Class I and II (agricultural) soils.



Source: STA Planning, Inc.

REGIONAL LOCATION

OPEN SPACE ELEMENT EIR
City of Davis



no scale

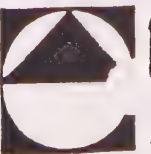
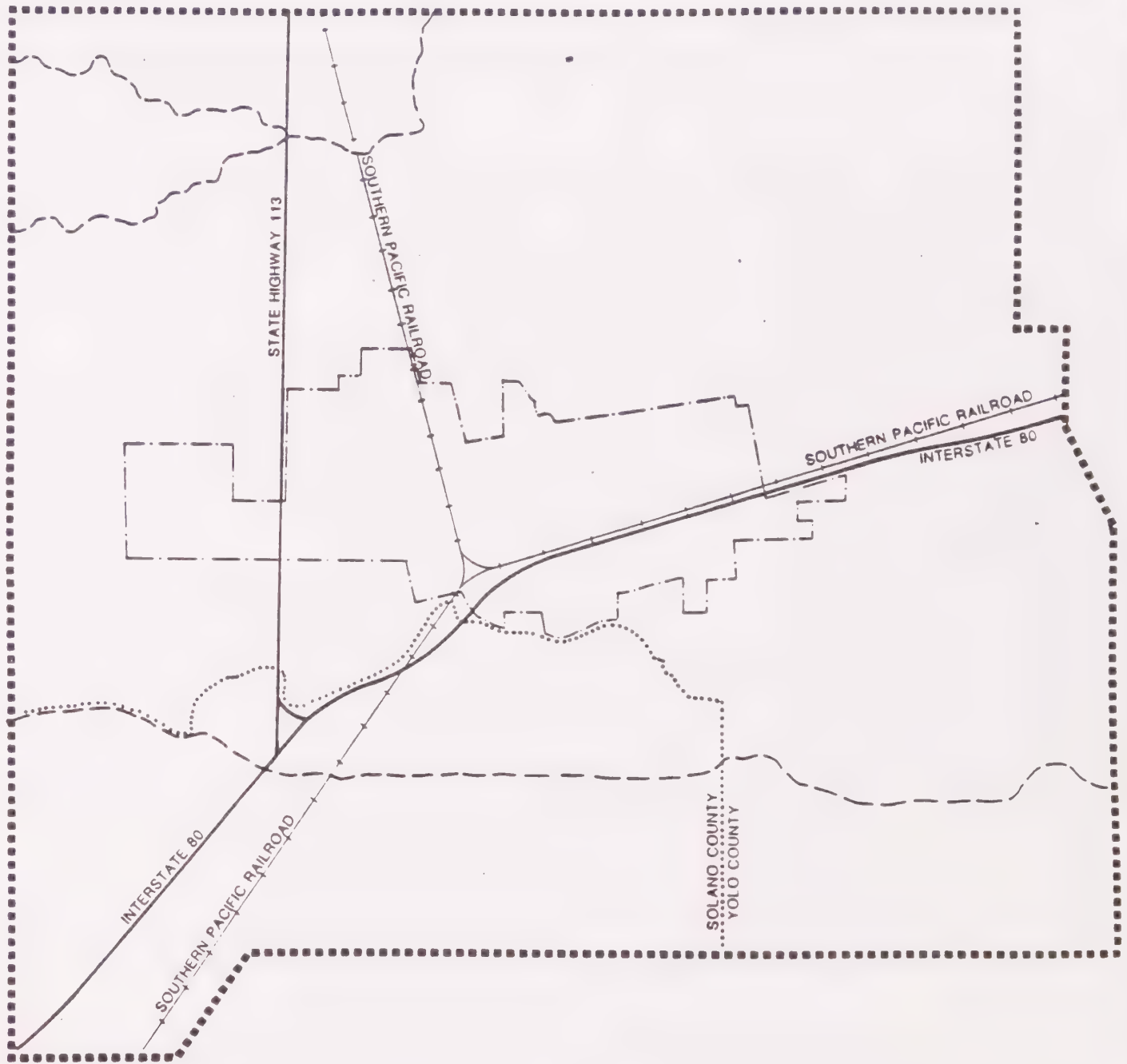


Exhibit 1



..... PLANNING AREA BOUNDARY

—— NATURAL HABITAT AREA

- - - - CITY LIMITS

..... SOLANO COUNTY/YOLO COUNTY LINE

Source: City of Davis Community Development Department

PLANNING AREA

OPEN SPACE ELEMENT EIR
City of Davis

STA inc.

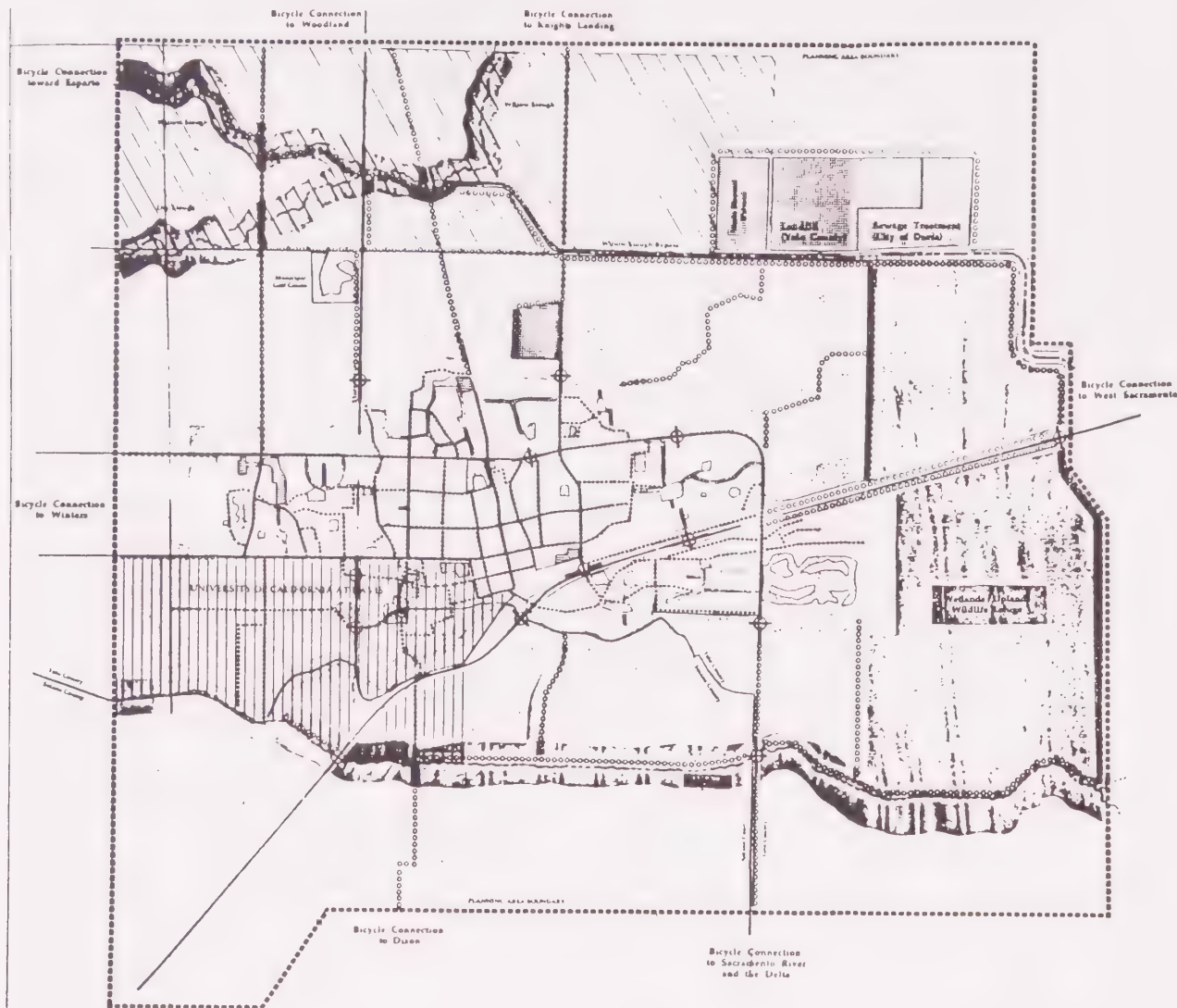
no scale



Exhibit 2

- **Nature Reserves, Wildlife Habitat, and Wetlands:** The purpose of the nature reserves shall be to preserve existing wildlife habitat and develop new wildlife habitat.
- **Ring Greenway:** The Ring Greenway lies adjacent to urban development surrounding the city. It consists of continuous open space with public access and circulation that has minimal interaction with vehicles. The Ring Greenway provides public recreation areas, semi-public areas, and buffer areas with no public access.
- **Connector Greenway:** Connector Greenways, following natural and manmade drainage channels, roadways, and utility easements, link the outside edge of urban development and activity to outlying nature reserves, wetlands, City recreational facilities, and future regional parks and open space. Connector Greenways will vary in width and include a variety of land uses, including active and passive recreation.
- **Greenbelt:** Greenbelts consist of public open spaces within urban development that provide safe and secure linear parkways and connectors close to residents with convenient off-street bikeways and pedestrian paths. Greenways connect to the Ring Greenway, Greenstreets, parks, and other greenway elements.
- **Greenstreets:** The Greenstreets network utilizes the existing and future bicycle lane and path system. The primary goal of these connections is to provide pleasant and safe circulation routes.
- **Parks and Recreation:** Park and Recreation areas include all existing and future parks, public golf courses, and other public recreational facilities within urban development. Park and recreation areas offer traditional park amenities.
- **Community Infrastructure:** Primary elements of Community Infrastructure include flood control, waste water treatment, and landfill facilities. These facilities also serve secondary roles as greenway elements such as Connector Greenways or Nature Reserves.

Specific policies set forth in the Open Space Element guide the development of each component and address design, types of habitat, as well as other issues. Exhibit 4 presents the proposed Open Space Element Map. Table A provides approximate acreage figures for each of the components of the Open Space Element.



DAVIS OPEN SPACE ELEMENT DRAFT PLAN 28 DECEMBER 1999

	AGRICULTURAL PRESERVE
	AGRICULTURAL OPEN SPACE
	NATURE RESERVE/WILDLIFE HABITAT/WETLANDS
	DAVIS GREENBELT
	CONNECTOR GREENWAY
	GREENBELT
	PARKS AND RECREATION
	GREENWAY
	COMMUNITY INFRASTRUCTURE
	GRADE SEPARATION CROSSING
	WATERWAY
	UNIVERSITY OF CALIFORNIA
	YOLA/SOLANO COUNTY BORDERS

Notes

1. This map depicts existing and proposed Greenways and Open Space areas.
2. Greenbelts, Connector Greenways, Ring Greenways, and Nature Reserves are shown schematically. Actual boundaries are currently under consideration.
3. The Wetlands/Wildlife Habitat Reserves proposed for east of Davis may include compatible agricultural operations.

Source: City of Davis Community Development Department



PROPOSED OPEN SPACE ELEMENT

OPEN SPACE ELEMENT EIR

City of Davis

Exhibit 3

TABLE A
OPEN SPACE ELEMENT COMPONENTS

COMPONENT	EXISTING ¹ ACREAGE	PROPOSED ² ACREAGE
Agricultural Preserve	0	7,862
Agricultural Open Space	37,848	16,455
Nature Reserve/Wildlife Habitat/Wetlands	0	8,253
Ring Greenways	175	4,663
Connector Greenway	0	451
Greenbelt	41	156
Parks and Recreation	246	466
Greenstreet	112	116
Community Infrastructure	1950	1950

Source: City of Davis Community Development Department

Notes: The proposed acreage figures are estimates that will be refined through the CEQA process.

(1) Existing acreage includes actual and/or existing designated lands.

(2) Proposed acreage reflects total open space acreage as depicted on Exhibit 3.

Financing is available for some components of the Open Space Element. The City's Major Projects financing plan includes allocations for the purchase and development of the Ring Greenway. Financing for parks is provided through the Quimby Act (park in-lieu fees), and financing of nature reserves and wetlands is provided through Proposition 70 monies.

REQUIRED DISCRETIONARY ACTIONS

The following section describes discretionary actions which are required for project approval. For all actions, approval is granted by the lead agency, the City of Davis.

1. **Certification of the EIR.** Acceptance of an environmental document as having been prepared in compliance with the California Environmental Quality Act (CEQA), the State CEQA Guidelines, the City of Davis CEQA Guidelines, and certification that the data was considered in final decisions on the project.
2. **Adoption of the revised Open Space Element.** Adoption of the Revised Open Space Element by the City of Davis.
3. **General Plan Amendment.** An amendment to the following General Plan elements to bring them into consistency with the revised Open Space Element:
 - Land Use Element - map and text changes
 - Circulation Element - text changes
 - Conservation Element - text changes
4. **Fiscal Analysis.** Although not a required discretionary action, the Fiscal Analysis for the Open Space Element will be accepted as being complete by the City of Davis.

PROJECT HISTORY

In August 1989, the City of Davis City Council directed the Community Development Department to prepare a revised Open Space Element incorporating into the existing document, policies and map changes reflecting the "greenway concept." Staff worked with an appointed greenway working committee that provided expertise and overall review. On December 6, 1989, the City Council reviewed the Draft Open Space Element. Public comments were gained from a public workshop held on December 9, 1989. Comments submitted at the workshop have been incorporated into the Draft Open Space Element.

PROJECT OBJECTIVES

1. The creation of continuous public open space.

2. The creation of Connector Greenways or links to connect open space areas.
3. The enhancement of native vegetation and wildlife habitat.

LEAD AND RESPONSIBLE/TRUSTEE AGENCIES

Lead Agency

The project sponsor and applicant is the City of Davis. In conformance with Sections 15050 and 15367 of the State CEQA Guidelines, the City of Davis has been designated as the "lead agency" which is defined as the "public agency which has the principal responsibility for carrying out or disapproving a project."

The Lead Agency contact is:

City of Davis:

Erin Maclean
Community Development Department
23 Russell Boulevard
Davis, California 95616
(916) 756-3746

Possible Responsible/Trustee Agencies

California Air Resources Board
1102 Q Street
Sacramento, CA 95812

California Department of Conservation
1416 Ninth Street
Sacramento, CA 95814

California Department of Fish and Game
Region 2
1701 Nimbus Road, Suite A
Rancho Cordova, CA 95670

California Department of Food and
Agriculture
1220 N Street
Sacramento, CA 95814

California Public Utilities Commission
505 Van Ness Avenue
San Francisco, CA 94109

California Department of Water
Resources
900 P Street
Sacramento, CA 95814

Reclamation Board
1416 Ninth Street, Room 706
Sacramento, CA 95814

Solano County Department of
Environmental Management
601 Texas Street
Fairfield, CA 94533

Solation County Local Agency
Formation Commission
601 Texas Street
Fairfield, CA 95695

U.S. Army Corp of Engineers
650 Capitol Mall
Sacramento, CA 95814

Water Resources Control Board
901 P Street
Sacramento, CA 95814

Yolo County Local Agency
Formation Commission
625 Court Street, Room 202
Woodland, CA 95695

Yolo-Solano Air Pollution Control District
P.O. Box 1006
Woodland, CA 95695

U.S. Fish and Wildlife Service
2800 Cottage Way
Sacramento, CA 95825

Woodland, City of
Community Development Department
300 First Street
Woodland, CA 95695

Yolo County Planning Department
292 West Beamer Street
Woodland, CA 95695

INITIAL STUDY

INTRODUCTION

An Initial Study is a preliminary analysis of a proposed project prepared by the lead agency to determine whether an EIR or negative declaration must be prepared or to identify the significant environmental effects to be analyzed in an EIR (CEQA Guidelines Sec. 15365). The Initial Study for the proposed City of Davis Open Space Element will serve to focus the EIR on effects determined to be significant. In accordance with CEQA Guidelines, a checklist has been prepared which identifies any environmental effects.

ENVIRONMENTAL PROCEDURES

Based on issues defined in the following Initial Study, an EIR will be prepared. The EIR will be prepared in accordance with the California Environmental Quality Act of 1970 (CEQA), as amended (Public Resources Code, Section 21000, et seq.) and the State Guidelines for Implementation of the California Environmental Quality Act of 1970 as amended (California Administrative Code Section 15000, et seq.). This report will comply with the rules, regulations, and procedures for implementation of the California Environmental Quality Act adopted by the City of Davis.

The EIR will be a tiered as part of a tiering process as defined in CEQA Guidelines Section 15152. Tiering is an effort to focus on the environmental issues which are relevant to the approval being considered. It is anticipated that future approvals related to the revised Open Space Element project will be able to utilize the information set forth in the Initial Study and EIR. The tiering process involves a series of approvals moving from the general to the specific with later EIR's/Mitigated Negative Declarations omitting issues fully addressed at earlier stages.

The tiering approach recognizes that not all effects can be mitigated at each step of the process. There would be some effects for which mitigation would not be feasible at an early approval stage of a particular development project. A Lead Agency may then defer mitigation pertaining to site specific effects to a later step.

Since a general plan and its elements are comprehensive and general, the proper level of environmental analysis is also general. As specific components of the revised Open Space Element are proposed, more specific environmental analysis will be prepared. Any deferred mitigation will be included in later project-specific environmental analysis.

To ensure that mitigation proposed in the Initial Study will be included in subsequent environmental documentation, mitigation measures will be included in a Mitigation Monitoring Program. A Mitigation Monitoring Program is required by Section 21081.6 of the Public Resources Code. Its purpose is to ensure that proposed mitigation measures

included in environmental documentation will extend beyond the pages of the document, and are implemented to reduce or eliminate significant detrimental project-related impacts to the environment.

City policies and requirements are not included within a mitigation monitoring program. City policies and requirements are applied to every development project submitted for discretionary approvals.

INITIAL STUDY FORMAT

The following Initial Study checklist indicates with a "yes," "maybe," or "no" whether a specified impact will occur, may occur, or will not occur. For each answer, a narrative description of environmental impacts is provided in Attachment A, Initial Study Checklist Responses section.

Following the environmental analysis, potential project alternatives to be addressed in the EIR are presented as Attachment B. This section describes a range of reasonable alternatives to the proposed project, or to the location of the project which could feasibly attain the basic objectives of the project, and evaluate the comparative merits of the alternatives. Objectives of the proposed project are presented in the Project Description.

ENVIRONMENTAL CHECKLIST FORM

Background

1. Name of Proponent City of Davis
2. Date of Checklist Submittal February 16, 1990
3. Agency Requiring Checklist City of Davis Community Development Dept.
4. Name of Proposal, if applicable Revised Open Space Element

Environmental Impacts

- | | <u>Yes</u> | <u>Maybe</u> | <u>No</u> |
|---|---------------|--------------|---------------|
| 1. Earth. Will the proposal result in: | | | |
| a. Unstable earth conditions or in changes
geologic substructures? | <u> </u> | <u> X </u> | <u> </u> |

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
b. Disruptions, displacements, compaction or overcovering of the soil?	___	<u>X</u>	___
c. Change in topography or ground surface relief features?	___	<u>X</u>	___
d. The destruction, covering or modification of any unique geologic or physical features?	___	<u>X</u>	___
e. Any increase in wind or water erosion of soils, either on or off the site?	___	<u>X</u>	___
f. Changes in deposition or erosion of beach sands, or changes in siltation, deposition or erosion which may modify the channel of a river or stream or the bed of the ocean or any bay, inlet, or lake?	___	<u>X</u>	___
g. Exposure of people or property to geologic hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards?	___	___	<u>X</u>
2. Air. Will the proposal result in:			
a. Substantial air emissions or deterioration of ambient air quality?	___	<u>X</u>	___
b. The creation of objectionable odors?	___	___	<u>X</u>
c. Alteration of air movement, moisture, or temperature, or any change in climate, either locally or regionally?	___	___	<u>X</u>
3. Water. Will the proposal result in:			
a. Changes in currents, or the course of direction of water movements, in either marine or fresh waters?	___	___	<u>X</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
b. Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff?	<u>X</u>	_____	_____
c. Alternations to the course or flow of flood waters?	<u>X</u>	_____	_____
d. Change in the amount of surface water in any water body?	_____	<u>X</u>	_____
e. Discharge into surface waters, or in any alterations of surface water quality, including but not limited to temperature, dissolved oxygen or turbidity?	_____	<u>X</u>	_____
f. Alteration of the direction or rate of flow of ground waters?	<u>X</u>	_____	_____
g. Change in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations?	<u>X</u>	_____	_____
h. Substantial reduction in the amount of water otherwise available for public water supplies?	_____	<u>X</u>	_____
i. Exposure of people or property to water related hazards such as flooding or tidal waves?	_____	_____	<u>X</u>
4. Plant Life. Will the proposal result in:			
a. Change in the diversity of species, or number of any species of plants (including trees, shrubs, grass, crops, and aquatic plants)?	<u>X</u>	_____	_____
b. Reduction of the numbers of any unique, rare, or endangered species of plants?	_____	<u>X</u>	_____

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
c. Introduction of new species of plants into an area, or in a barrier to the normal replenishment of existing species?	<u>X</u>	_____	_____
d. Reduction in acreage of any agricultural crop?	<u>X</u>	_____	_____
5. Animal Life. Will the proposal result in:			
a. Change in the diversity of species, or numbers of any species of animals (birds, land animals including reptiles, fish and shellfish, benthic organisms or insects?	<u>X</u>	_____	_____
b. Reduction of the numbers of any unique, rare or endangered species of animals?	_____	<u>X</u>	_____
c. Introduction of new species of animals into an area, or result in a barrier to the migration or movement of animals?	<u>X</u>	_____	_____
d. Deterioration to existing fish or wildlife habitat?	_____	<u>X</u>	_____
6. Noise. Will the proposal result in:			
a. Increases in existing noise levels?	_____	<u>X</u>	_____
b. Exposure of people to severe noise levels?	_____	_____	<u>X</u>
7. Light and Glare. Will the proposal produce new light or glare?	_____	<u>X</u>	_____
8. Land Use. Will the proposal result in a substantial alteration of the present or planned land use of an area?	<u>X</u>	_____	_____
9. Natural Resources. Will the proposal result in:			

	<u>Yes</u>	Maybe	<u>No</u>
a. Increase in the rate of use of any natural resources?	<u> </u>	<u> </u>	<u>X</u>
10. Risk of Upset. Will the proposal involve:			
a. A risk of an explosion or the release of hazardous substances (including, but not limited to, oil, pesticides, chemicals or radiation) in the event of an accident or upset conditions?	<u> </u>	<u> </u>	<u>X</u>
b. Possible interference with an emergency response plan or an emergency evacuation plan?	<u> </u>	<u> </u>	<u>X</u>
11. Population. Will the proposal alter the location, distribution, density, or growth rate of the human population of an area?	<u>X</u>	<u> </u>	<u> </u>
12. Housing. Will the proposal affect existing housing, or create a demand for additional housing?	<u>X</u>	<u> </u>	<u> </u>
13. Transportation/Circulation. Will the proposal result in:			
a. Generation of substantial additional vehicular movement?	<u> </u>	<u> </u>	<u>X</u>
b. Effects on existing parking facilities, or demand for new parking?	<u> </u>	<u>X</u>	<u> </u>
c. Substantial impact upon existing transportation systems?	<u> </u>	<u> </u>	<u>X</u>
d. Alterations to present patterns of circulation or movement of people and/or goods?	<u> </u>	<u>X</u>	<u> </u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
e. Alterations to waterborne, rail or air traffic?	—	—	<u>X</u>
f. Increase in traffic hazards to motor vehicles, bicyclists, or pedestrians?	—	—	<u>X</u>
14. Public Services. Will the proposal have an effect upon, or result in a need for new or altered governmental services in any of the following areas:			
a. Fire protection?	—	<u>X</u>	—
b. Police protection?	—	<u>X</u>	—
c. Schools?	—	—	<u>X</u>
d. Parks or other recreational facilities?	<u>X</u>	—	—
e. Maintenance of public facilities, including roads?	<u>X</u>	—	—
f. Other governmental services?	—	<u>X</u>	—
15. Energy. Will the proposal result in:			
a. Use of substantial amounts of fuel or energy?	—	—	<u>X</u>
b. Substantial increase in demand upon existing sources of energy, or require the development of new sources of energy?	—	—	<u>X</u>
16. Utilities. Will the proposal result in a need for new systems, or substantial alterations to the following utilities:			
a. Water?	—	<u>X</u>	—
b. Sewer?	—	<u>X</u>	—

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
c. Storm Drains?	<u> </u>	<u> X </u>	<u> </u>
17. Human Health. Will the proposal result in:			
a. Creation of any health hazard or potential health hazard (excluding mental health)?	<u> </u>	<u> </u>	<u> X </u>
b. Exposure of people to potential health hazards?	<u> </u>	<u> </u>	<u> X </u>
18. Aesthetics. Will the proposal result in the obstruction of any scenic vista or view open to the public, or will the proposal result in the creation of an aesthetically offensive site open to public view?	<u> </u>	<u> </u>	<u> X </u>
19. Recreation. Will the proposal result in an impact upon the quality or quantity of existing recreational opportunities?	<u> X </u>	<u> </u>	<u> </u>
20. Cultural Resources.			
a. Will the proposal result in the alteration of or the destruction of a prehistoric or historic archaeological site?	<u> </u>	<u> X </u>	<u> </u>
b. Will the proposal result in adverse physical or aesthetic effects of a prehistoric or historic building, structure, or object?	<u> </u>	<u> X </u>	<u> </u>
c. Does the proposal have the potential to cause a physical change which would affect unique ethnic cultural values?	<u> </u>	<u> X </u>	<u> </u>
d. Will the proposal restrict existing religious or sacred uses within the potential impact area?	<u> </u>	<u> </u>	<u> X </u>

21. **Mandatory Findings of Significance.**

- a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? X
- b. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one which occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future). X
- c. Does the project have impacts which are individually limited, but cumulatively considerable? (A project may impact on two or more separate resources where the impact on each resource is relatively small, but where the effect of the total of those impacts on the environment is significant). X
- d. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? X

IV. Determination

On the basis of this initial evaluation:

I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A NEGATIVE DECLARATION WILL BE PREPARED.

I find the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

X

February 10, 1990
Date

Grim Maclean
Signature

For City of Davis

ATTACHMENT A INITIAL STUDY CHECKLIST RESPONSES

1. EARTH

1a - 1d

As development occurs under the proposed project, it may alter earth resources and geologic substructures. Grading may be required to construct park facilities, trails, and other components of the revised Open Space Element. Components of the revised Open Space Element shall comply with the following Safety Element policies to reduce geologic impacts:

7.1 B. Require submission of a soils report for development sites where soils conditions are not well known.

7.1 C. As a condition of approval of development, require mitigation of any soils hazards identified.

In accordance with the tiering process, geology and soils will not be addressed in the revised Open Space Element EIR. Geologic/soils impacts will be addressed in site-specific environmental analyses.

1e - 1f

The major streams that drain the unincorporated County areas around Davis are Putah Creek to the south and Willow Bypass to the north, which both empty into the Yolo Bypass. Putah Creek drains approximately 634 square miles of Lake, Napa and Yolo Counties originating in the coastal ranges at an elevation of 3,000 feet. Willow Bypass is a levied channel that drains approximately 204 square miles and receives flows from Willow, Cottonwood, Chickahominy, and Dry Sloughs south of Cache Creek. (Crossroads Place Project Draft EIR, November 1989).

The proposed project may increase soil erosion by earthwork. Construction activities may result in siltation impacts to creeks and waterways. Components of the revised Open Space Element shall implement the following mitigation measures to reduce erosion impacts:

M M 1. The City shall mitigate sediment runoff beyond project boundaries.

M M 2. The City shall completely revegetate and stabilize all disturbed soils. Reseeding, mulching work or transplantation will be completed following grading.

In accordance with the tiering process, soil erosion will not be addressed in the revised Open Space Element EIR. Geologic/soils impacts will be addressed in site-specific environmental analyses.

1g

Earthquake faults surround the City of Davis. The San Andreas fault system lies to the west, the Eastern Sierra system to the east, and a series of faults along the eastern base of the foothills directly to the west. No faults actually run through the planning area. Numerous earthquakes along the neighboring faults, especially the San Andreas and Hayward faults, have been felt in Davis. Major quakes occurred in 1833, 1968, 1892, 1902, 1906, and 1989. The City of Davis suffered no damage in any of these. The Office of Planning and Research has placed the City of Davis in Seismic Activity Intensity Zone II, which indicates that the maximum intensity of an earthquake would be VII or VIII on the Modified Mercalli Intensity Scale. An earthquake of such magnitude would result in "damage slight in specially designed structures; considerable in ordinary substantial buildings, with partial collapse; great in poorly built structures." There is a high potential for severe ground shaking on the faults near the City of Winters. (City of Davis General Plan, Volume 2: Technical Supplement, 1987).

The Davis area is located in the eastern portion of the Putah Creek Plain in the southwestern Sacramento Valley. Beneath this valley at depths of greater than 17,000 feet is a layer of metamorphic and igneous rock; atop this is a layer of marine and sedimentary rocks up to 15,000 feet thick. Neither of these layers bear water. The surface layers consist of up to 3,000 feet of water-bearing alluvial sediments, most of which are semi-consolidated, while only the uppermost layer, up to 200 feet deep consists of unconsolidated alluvial deposits. Water-bearing unconsolidated soils are at risk for liquefaction. Due to the relatively low risk of earthquake-induced damage, it is anticipated that the construction of parks, trails, and other open space facilities will not expose persons or property to significant ground-failure impacts.

Implementation of development under the revised Open Space Element is not anticipated to expose persons or property to significant earthquake and earthquake-related hazards. Much of the proposed uses will be passive greenbelts, wetlands, parks, and trails. Few structures will be built on the open space sites.

2. AIR

2a - 2c

The proposed project would result in increases in dust and other suspended particulates both at the site of any construction and downwind. The following mitigation measures would reduce any short-term impacts to a level of insignificance:

M M 3. The City shall reduce or halt grading activities during periods of high winds greater than 15 miles per hour.

M M 4. The City shall ensure that all exposed graded areas of the site are watered at least twice daily.

These mitigation measures will be proposed and implemented in subsequent environmental analysis prepared for Open Space Element components. In accordance with the tiering process, air quality will not be addressed in the revised Open Space Element EIR. Air quality impacts will be addressed in site-specific environmental analyses.

The proposed project may result in significant long-term air emission increases or the deterioration of ambient air quality. The proposed open space uses are not anticipated to generate significant amounts of traffic which would contribute to existing air quality problems.

Creation and operation of greenbelts, wetlands, parks, trails, and other open space uses will not result in the creation of objectionable odors. The development of proposed Open Space Element components is not anticipated to alter air movement, moisture or temperature or result in any change in climate locally or regionally.

3. WATER

3a - 3i

Implementation of Open Space Element components is not anticipated to change any fresh surface water currents, or the course of direction of water movements.

The establishment of a wetlands in the eastern portion of the project area would increase absorption rates and decrease surface runoff. The current drainage patterns at the proposed wetland site may be slightly altered.

Much of the Davis planning area is designated by the National Flood Insurance program as subject to flooding in a 100-year flood. Large areas have been identified as subject to flooding in a 500-year flood. The flood hazard generally consists of sheet flooding from

surface-water runoff in large rain storms. Areas where flooding could be caused by creeks and waterways overflowing their banks are along Putah Creek, Willow Slough, Dry Slough, and the edge of the Yolo Bypass. (City of Davis General Plan, Volume 2: Technical Supplement). The establishment of greenbelts, trails, parks, and a wetland will improve drainage and decrease the amount of run-off. Flood hazards may be reduced in areas designated for open space uses.

Construction related activities associated with the establishment of parks, trails and other facilities may result in increased erosion. Erosion may alter surface water quality.

The institution of a wetlands in the eastern portion of the project areas as well as greenbelts and parks may increase absorption rates. This would increase the quantity and rate of flow of ground waters. Changes in groundwater quantity may alter the amount of surface water where groundwater flow meets a surface water body.

Proposed parks and greenbelts may require the use of public water supply for short-term vegetation maintenance.

Implementation of the following Conservation Element policies would reduce groundwater and public water supply impacts:

- 6.4.D Manage groundwater resources so as to preserve both quantity and quality. *Development that would significantly harm water quantity or quality should not be permitted.*
- 6.4.E Continue to monitor the quality of water produced by City wells and take actions as needed to maintain or improve water quality.
- 6.4.F Evaluate and develop a program to encourage reuse of treated wastewater.
- 6.4.G Where feasible and consistent with General Plan land-use policies, locate stormwater-retention ponds in areas where soil is suitable for ground water recharge.
- 6.4.H Implement water-conserving landscaping practices in City projects.

In addition to the above policies, the following mitigation measure is proposed to reduce hydrological impacts:

- M M 5. All projects proposed under the revised Open Space Element shall be assessed by the City for hydrological impacts.

In accordance with the tiering process, hydrology will not be addressed in the revised Open Space Element EIR. Hydrological impacts will be addressed in site-specific environmental analyses.

4. PLANT LIFE

4a - 4d

Intensive agricultural cultivation and the growth of the City of Davis have transformed the Davis area into an almost entirely man-made environment. Natural environments in the planning area consist of marshy wetlands in slough channels, irrigation and drainage ditches, and riparian woodlands along Putah Creek and parts of Dry Slough. Even though reduced to a drainage channel in the Davis area, Putah Creek is an important wildlife habitat. The mature tree-shrub zone and its understory along the channel is the most valuable habitat area related to Putah Creek, and has been identified as the most significant riparian woodland in the area. It features the only stands of valley oak south of Cache Creek. Black and live oak, and occasionally eucalyptus are also present. Shrubs, such as elderberry and blackberry, and grasses, such as wild oats and thistles, are abundant. (City of Davis General Plan, Volume 2: Technical Supplement).

Existing agricultural land would be designated for ring greenways, nature reserves, wetlands, parks and other uses. Implementation of any proposed uses may change the diversity of and number of existing plant species. The establishment of proposed uses may reduce the numbers of unique, rare, or endangered plant species.

Establishment of wetlands, nature reserves, greenways would introduce new species of plants into an area and could result in a barrier to the normal replenishment of existing species. The creation of a wetlands would introduce riparian plant species into an area currently in monoculture production.

Implementation of Open Space Element components would result in the conversion of land currently under agricultural production to greenway, wetland, park, trail, and other open space uses.

EIR Study Methodology

Plant species in the study area will be analyzed as part of the revised Open Space Element EIR. The following steps will be used in the preparation of the biology report:

1. A brief baseline summary of the study area's remaining vegetation and wildlife resources will be compiled. Resources will be mapped, described in text, and evaluated as to each resource type's significance and vulnerability to disturbance. Sensitive biotic elements such as wetlands, vernal pools, rare

plant occurrences, riparian zones and other valuable habitats will be investigated as to their potential or historically reported occurrence here, plus brief recommendations as to how they should be treated in the overall scheme of the General Plan and future land use in general.

2. Any threats to sensitive features in the area will be identified and discussed. Impending or potential future disturbances to sensitive biotic features will be discussed as to the significance of such threats and with respect to possible solutions to land use conflicts. Along with this analysis will be an assessment of the need for preservation and/or protection for any sensitive features.
3. Any important data gaps or research needs presented by sensitive natural features in the area will be identified. This will include discussion of studies that might be needed or worthwhile before further planning and implementation can be completed.
4. The analysis will identify and discuss opportunities for habitat enhancement in the study area such as the potential and best location for wetlands projects, wildlife habitat restoration or improvement, or other efforts to upgrade and/or expand existing habitat values. This effort would also review and comment on any proposed project and/or provide recommendations for such plans.
5. Mitigation measures proposed for any biological/wetlands impacts will be indicated.
6. Based upon existing City policies and requirements and proposed mitigation, the level of significance for each project-specific and cumulative biology/wetlands impact will be specified.

5. ANIMAL LIFE

5a - 5d

Woodland and grassland areas near Putah Creek provide a habitat for a wide range of wildlife. Red-tailed hawks and black shoulder kites prey on rodents in the adjacent fields, while quail and pheasant feed on seeds. Other birds in the area include mourning doves, hair woodpeckers, American crows, and song sparrows. (City of Davis General Plan, Volume 2: Technical Supplement). The area surrounding Putah Creek would be designated with a Nature Reserve/Wildlife Habitat/Wetlands designation in the revised Open Space Element.

The ponds constructed for storm water retention in Davis provide a significant amount of, and some of the area's most valuable wildlife habitat. Covell Pond features a variety of marshy vegetation, such as cottonwood and willow trees, cattails, bulrushes, and sedges. This vegetation provides a refuge for numerous species of waterfowl and associated birds. Coots, grebes, ducks, and herons make use of the pond area itself, while red-tailed hawks and barn owls make limited use of the surrounding weedy area. (City of Davis General Plan, Volume 2: Technical Supplement).

No species in the study area are listed as endangered or rare. A records search done by the California Department of Fish and Game of its Natural Diversity Data Base has revealed the presence of three species listed by the state as "threatened": the Swainson's hawk, western yellow billed cuckoo, and giant garter snake. These three species are also considered "Federal Candidate Species, Category 2." (City of Davis General Plan, Volume 2: Technical Species, 1987). Swainson's hawks have been seen nesting in alfalfa fields in Yolo County. These fields will be replaced with open space uses and may affect the numbers and/or movement of this species. In addition, new species associated with riparian habitats or other habitats may be introduced into the planning area.

EIR Study Methodology

Wildlife will be analyzed as part of the revised Open Space Element EIR. The following steps will be used in the preparation of the biology report:

1. A brief baseline summary of the study area's remaining vegetation and wildlife resources will be compiled. Resources will be mapped, described in text, and evaluated as to each resource type's significance and vulnerability to disturbance. Sensitive biotic elements such as wetlands, vernal pools, rare plant occurrences, riparian zones and other valuable habitats will be investigated as to their potential or historically reported occurrence here, plus brief recommendations as to how they should be treated in the overall scheme of the General Plan and future land use in general.
2. Any threats to sensitive features in the area will be identified and discussed. Impending or potential future disturbances to sensitive biotic features will be discussed as to the significance of such threats and with respect to possible solutions to land use conflicts. Along with this analysis will be an assessment of the need for preservation and/or protection for any sensitive features.
3. Any important data gaps or research needs presented by sensitive natural features in the area will be identified. This will include discussion of studies that might be needed or worthwhile before further planning and implementation can be completed.

4. The analysis will identify and discuss the opportunities for habitat enhancement in the study area such as the potential and best location for wetlands projects, wildlife habitat restoration or improvement, or other efforts to upgrade and/or expand existing habitat values. This effort would also review and comment on any proposed project and/or provide input for such plans.
5. Mitigation measures proposed for any biological/wetlands impacts will be indicated.
6. Based upon existing City policies and requirements and proposed mitigation, the level of significance for each project-specific and cumulative biology/wetlands impact will be specified.

6. NOISE

6a - 6b

The establishment of parks, trails and other open space uses may result in short-term noise impacts. Grading and other construction activities may cause a perceptible increase in noise levels near project sites. It is not anticipated that the proposed project would expose persons to severe short-term or long-term noise levels. Projects proposed under the Revised Open Space Element will be required to meet Noise Element policies as follows:

- 8.E Continue to enforce the noise-control ordinance.
- 8.G Require an acoustic study for all proposed projects that would have noise exposure greater than normally acceptable as indicated in Figures 13 and 14 [of General Plan, Volume 1: Plan Policies].

Where appropriate, Open Space Element components would be required to prepare noise studies. In accordance with the tiering process, noise will not be addressed in the revised Open Space Element EIR. Noise impacts will be addressed in site-specific environmental analyses.

7. LIGHT AND GLARE

Where lands are proposed for park uses and trails, some lighting may be installed in parking lots, trail heads, and other areas for safety reasons. The following mitigation measure would reduce potential light and glare impacts:

- M M 6. All projects proposed under the revised Open Space Element shall be assessed by the City for light and glare impacts.

In accordance with the tiering process, light and glare will not be addressed in the revised Open Space Element EIR. Light and glare impacts will be addressed in site-specific environmental analyses.

8. LAND USE

Implementation of the revised Open Space Element would result in substantial alterations to present and planned land uses of the planning area. Existing agricultural and residential uses would be designated with greenway designations. Some existing agricultural lands would also be designated with a wetlands designations. Adoption of the revised Open Space Element would require a General Plan Amendment to bring several General Plan Elements into consistency with the revised Open Space Element.

EIR Study Methodology

Land use impacts related to existing uses as well as to land use plans will be analyzed according to the following methodology:

1. The relationship of the proposed project to all applicable City Plans and Policies will be discussed.
2. The analysis will include a discussion of the general land use patterns citywide and regionally. The cumulative effects of existing uses, approved projects, major buildings under construction, planned projects with formal application, known projects and the proposed project will be evaluated.
3. The effect of the proposed project on other land uses in specific areas of the community will be addressed. The overall effect of the proposed project on the general city character will be evaluated. The change in land use patterns and potential impacts associated with the proposed general plan land uses will be assessed.
4. All potential cumulative land use impacts will be defined.
5. Existing City policies and requirements related to the defined land use impacts will be stated.
6. Mitigation measures proposed for any land use impacts will be indicated.
7. Based upon existing City policies and requirements and proposed mitigation, the level of significance for each project-specific and cumulative impact will be specified.

9. NATURAL RESOURCES

Construction of facilities associated with parks, trails and other open space uses may require some use of fossil fuels, sand, gravel, asphalt, lumber, as well as other natural resources. Establishment of Open Space Element components is not anticipated to increase the rate of use of any natural resource.

10. RISK OF UPSET

10a - 10b

Proposed open space uses would not result in the risk of explosion or the release of hazardous substances in the event of an accident or upset conditions. Hazardous materials are not anticipated to be used in construction or operation of any open space facilities. Establishment of Open Space Element components will not interfere with any emergency response plans or emergency evacuation plans.

11. POPULATION

The revised Open Space Element would alter the location, distribution, and density of population in the City and Study Area. It would alter the population growth rate in certain portions of the City and unincorporated areas.

EIR Study Methodology

Population impacts of the revised Open Space Element will be analyzed in the EIR. The following methodology will be used:

1. The demographic characteristics of the area in terms of total population, employment by industry, and employment locations will be discussed.
2. All potential project-specific and/or cumulative impacts related to future population growth and composition in the project area will be defined.
3. Existing City policies and requirements related to the defined population impacts will be stated.
4. Mitigation measures proposed for any population impacts will be indicated.
5. Based upon existing City policies and requirements and proposed mitigation, the level of significance for each project-specific and cumulative housing impact will be defined.

12. HOUSING

The proposed project would have an impact on housing availability within the City and adjacent County unincorporated area.

EIR Study Methodology

Housing impacts of the revised Open Space Element will be analyzed in the EIR. The following methodology will be used:

1. A description of the existing housing stock in the area will be prepared which will consider such elements as condition, tenure, unit type, vacancy, and cost/rental rates.
2. The residential market to be affected by the proposed project will be defined. This will include a determination of the number and type of housing units, and their affordability necessary to accommodate new residents.
3. The project in relation to its compliance with the Housing Element of the General Plan for the City will be discussed.
4. All potential project-specific and/or cumulative housing impacts will be defined.
5. Existing City policies and requirements related to the defined housing impacts will be stated.
6. Mitigation measures proposed for any housing impacts will be indicated.
7. Based upon existing City policies and requirements and proposed mitigation, the level of significance for each project-specific and cumulative housing impact will be defined.

13. TRANSPORTATION/CIRCULATION

13a - 13f

The majority of proposed open space uses would be passive and would not generate additional vehicular movement. Parks and trails may attract vehicle trips to the specific sites. The increase in vehicle trips is not anticipated to be significant. Proposed open space uses would not alter waterborne, rail or air traffic. Proposed trails would enhance bicycle and pedestrian circulation.

Parking would have to be provided for planned parks and trail heads. The following mitigation measures would reduce potential parking impacts:

7. All projects proposed under the revised Open Space Element shall be assessed by the City for parking impacts.
8. Parking shall be provided in accordance with City standards.

In accordance with the tiering process, parking will not be addressed in the revised Open Space Element EIR. Parking impacts will be addressed in site-specific environmental analyses.

14. PUBLIC SERVICES

14a - 14f

The proposed project would not affect or result in the need for new or altered governmental services in the areas of fire protection, schools or other governmental services. Parks, trails, greenbelts, and other open space uses would be maintained to prevent fires. The open space uses would not generate population growth or result in a demand for increased school services.

Implementation of the revised Open Space Element would create additional park and recreational facilities. These uses may alter the level of administrative and maintenance functions that the City currently provides.

Planned park and trail-head facilities would require police protection, and may alter the level of service currently provided.

EIR Study Methodology

Effects of the proposed project on public services will be analyzed in the EIR. The following methodology will be used:

1. All public service agencies and utilities providing service to the study area will be contacted. The analysis will give special attention to the ability of each agency to serve the planning area. At a minimum, the following departments will be contacted:
 - Police
 - Fire
 - Parks and Community Services
 - Public Works Department

2. Each public service will be analyzed individually for existing conditions.
3. The location of existing facilities and their capacity to serve the proposed study area will be discussed.
4. Where applicable, generation factors will be provided.
5. All potential project-specific and/or cumulative impacts for each service or utility will be defined.
6. Existing City policies and requirements related to the defined impacts will be stated.
7. Mitigation measures proposed for any impacts will be indicated.
8. Based upon existing City policies and requirements and proposed mitigation, the level of significance after mitigation for each project-specific and cumulative public service and utility will be specified.

15. ENERGY

15a - 15b

Some fuel and energy would be required for construction and operation of some open space facilities. It is not anticipated that the fuel and energy required would be substantial.

The proposal would not result in substantial increases in demand upon existing sources of energy. It would not require the development of new sources of energy.

16. UTILITIES

16a - 16c

The development of the proposed open space uses may result in a need for new water, sewer, or storm drain systems or an alteration of existing utility systems. Short-term impacts of siltation during construction may increase water treatment needs. Long-term impacts as well as short-term impacts will be addressed in the EIR.

EIR Study Methodology

Impacts to utilities will be addressed in the EIR according to the following methodology:

1. All utilities providing service to the study area will be contacted. The analysis will special attention to the ability of each agency to serve the planning area. At a minimum, the following services will be addressed.
 - Water
 - Sewer
 - Storm Drains
2. Each public service will be analyzed individually for existing conditions.
3. The location of existing facilities and their capacity to serve the proposed study area will be discussed.
4. Where applicable, generation factors will be provided.
5. All potential project-specific and/or cumulative impacts for each service or utility will be defined.
6. Existing City policies and requirements related to the defined impacts will be stated.
7. Mitigation measures proposed for any impacts will be indicated.
8. Based upon existing City policies and requirements and proposed mitigation, the level of significance after mitigation for each project-specific and cumulative public service and utility will be specified.

17. HUMAN HEALTH

17a - 17b

Implementation of the proposed open space uses is not anticipated to create or expose persons to potential health hazards. Potential earthquake, flooding, water quality and other impacts have been addressed above.

18. AESTHETICS

The establishment of the proposed open space uses would not obstruct any scenic vistas or view open to the public. The proposal would not result in the creation of aesthetically

offensive sites open to public view. The establishment of parks, greenbelts, wetlands, trails and other open space uses may improve existing views.

19. RECREATION

Establishment of the revised Open Space Element components would increase the quantity of existing recreational opportunities. It would improve the quality of existing recreational opportunities.

20. CULTURAL RESOURCES

20a - 20d

According to a 1987 California Archaeological Inventory review, there are several prehistoric and historic sites and structures within the planning area. Less than 10% of the total area of the City has been archaeologically surveyed. There is a high probability of resources being located in the Planning Area beyond those recorded and inventoried. (Christian Gerike, California Archaeological Inventory, February 27, 1987). Grading as well as other construction activities may affect prehistoric or historic sites.

EIR Study Methodology

Cultural resources will be analyzed in the EIR according to the following methodology:

1. A standard Phase I archaeological report will be prepared. This consists of conducting archival research at the California Archaeological Inventory. This facility acts as the regional office of the State Historic Preservation Office and keeps maps showing the location of recorded prehistoric and historic sites for the area, as well as maps showing where archaeologists have surveyed in the past.
2. To further note the presence or absence of either potential prehistoric or historic materials, aerial photos of the proposed project site will be analyzed.
3. The methodology employed, reports on the preliminary findings, and makes necessary recommendations for potential further research.
4. Mitigation measures proposed for any archaeological or cultural resource impacts will be indicated.
5. Based upon existing City policies and requirements and proposed mitigation, the level of significance after mitigation for each project-specific and cumulative impacts the specified.

21. MANDATORY FINDINGS OF SIGNIFICANCE

21a - 21d

The project has the potential to degrade the existing quality of the environment or threaten an animal or plant species. The project has the potential to eliminate examples of California history or prehistory. The project does not have the potential to achieve short-term, to the disadvantage of long-term environmental goals. Any future development that occurs under the proposed project would have impacts which are individually limited, but cumulatively considerable. The project does not have environmental effects which would cause substantial adverse effects on human beings.

ATTACHMENT B ALTERNATIVES

1. No Project

- No Development. The No Development alternative will analyze the effects which could result without the development of the revised Open Space Element components. This assumes that existing open space, parks, and recreational facilities would be the only such open space uses in the planning area. No additional open space uses and facilities would be developed.
- Development Under Existing Element. This alternative will compare development under the existing Open Space Element with the proposed revised Open Space Element.

2. Urbanization. Under this alternative a wetlands would not be created. The Element would allow development/urbanization within areas designated with open space and wetlands uses in the revised Open Space Element.

II. DISTRIBUTION LIST

DISTRIBUTION LIST FOR
EIR NOTICES

Page 1 of 6 4/23/90

Pricilla Walton
4338 San Marino Drive
Davis, CA 95616

Director
Yolo County Planning Dept.
292 W. Beamer Street
Woodland, CA 95695

GERALD ADLER
700 E STREET
SACRAMENTO, CA 95814

Larry Garrett
705 Bianco Court
Davis, CA 95616

Director
Yolo County Public Works Dept.
292 W. Beamer Street
Woodland, CA 95695

Michael Corbett
2417 Bucklebury Road
Davis, CA 95616

Donna Lott
915 Fordham Drive
Davis, CA 95616

Allen Hubbard
Mosquito Abatement
1650 Silica Avenue
Sacramento, CA 95815

Ann M. Evans
516 Rutgers Drive
Davis, CA 95616

Nancy Price
1223 Sequoia Place
Davis, CA 95616

Yolo Solano Air Pollution
Control District
P.O. Box 1006
Woodland, CA 95695

Maynard Skinner
222 University Avenue
Davis, CA 95616

Donald Moore
536 Scripps Drive
Davis, CA 95616

Elizabeth Kemper
Yolo County LAPCO
625 Court Street, Room 202
Woodland, CA 95695

Raymond Perkins
Agricultural Commission
70 Cottonwood Street
Woodland, CA 95695

William Carlton
Stonegate Village Apts.
2950 Portage Bay Ave.
Davis, CA 95616

David Rosenberg
614 Cordova Place
Davis, CA 95616

Yolo County Library
Davis Branch
314 E. 14th Street
Davis, CA 95616

Luke Watkins
2745 Portage Bay Ave.
Davis, CA 95616

Manager
P.G. & E
314 F. Street
Davis, CA 95616

DISTRIBUTION LIST FOR

EIR NOTICES

RICHARD HOFFMANN
3167 NANTUCKET TERRACE
DAVIS, CA 95616

OFFICE OF PLANNING & RESEARCH
STATE CLEARING HOUSE
1400 10th STREET
SACRAMENTO, CA 95814

SUPERINTENDENT
DJUSD
526 B STREET
DAVIS, CA 95616

JIM EAGEN
YOLO COUNTY
FLOOD CONTROL DISTRICT
ROUTE 1, BOX 1079 M
WOODLAND, CA 95695

CECELIA RABINOWITZ
822 MILLER DRIVE
DAVIS, CA 95616

D. KOSKELA
c/o AETNA
2868 PROSPECT PARK DRIVE
#200
RANCHO CORDOVA, CA 95670

Art Champ
Chief of Regulatory Section
Corp of Engineers
650 Capitol Mall
Room 6544
Sacramento, CA 95814

Ray Barsch
1416 9th Street
Room 455-4
Sacramento, CA 95814

MARY JO BRYAN
LOCAL ACTION CHAIRMAN
LEAGUE OF WOMEN VOTERS
613 EAST 12th STREET
DAVIS, CA 95616

DEPT. OF TRANSPORTATION*
DIVISION OF AERONAUTICS
P.O. BOX 942874
SACRAMENTO, CA 94274-001

MARGE DICKINSON
UNIVERSITY RELATIONS
U.C.D.
MRAC HALL
DAVIS, CA 95616

Yolo County Resource
Conservation District
P.O. Box 135
Zamora, CA 95698

Springlake Fire Protection
c/o Woodland Fire Dept.
Woodland, CA 95695

John Whitcombe
Whitcombe Construction
2501 Corona Drive
Davis, CA 95616

LAMBDA CHI ALPHA
113 B STREET
DAVIS, CA 95616

Richard J. Meisinger
Office of Planning & Budget
Fifth Floor Mrak Hall
University California Davis
Davis, CA 95616-8558

12 copies for P.C. & files

BERN KREISMAN
SIEKRA CLUB
926 PLUMER LANE
DAVIS, CA 95616

Barbara Bruner
1586 Daniels Drive
San Leandro, CA 94577

*for projects within two
miles of U.C.D. airport

DISTRIBUTION LIST FOR
EIR NOTICES

Page 3 of 6 4/23/90

Lynn Vacca, Chair
Natural Resources Commission
5074 Veranda Terrace
Davis, CA 95616

DAVE PELZ
CITY OF DAVIS PUBLIC WORKS
DEPARTMENT

U.S. Fish & Wildlife Service
2800 Cottage Way
Sacramento, CA 95825

HARRIET STEINER
CITY OF DAVIS ATTORNEY

Lois Wolk
1209 Colby Drive
Davis, CA 95616

Mr. Steve Duffel
Duffel Financial & Const.
3720 Mt. Diablo Blvd.
Lafayette, CA 94549

City of Woodland
Community Development Dept.
300 First Street
Woodland, CA 95695

PHIL COLEMAN
CITY OF DAVIS POLICE DEPARTMENT

Mr. Bob Eoff
Heidrick Farms
Route 4, Box 1218 D-5
Woodland, CA 95695

Mr. Bob Segar
Office of Planning & Budget
University California Davis
381 Mrak Hall
Davis, CA 95616

U.C.D. LIBRARY
GOVERNMENT DOCUMENTS SECTION
U.C.D.
DAVIS, CA 95616

MR. BOB TRAVERSO
CITY MANAGER

MIKE THIELE
COMMUNITY DEVELOPMENT DIRECTOR

JIM MCFLOY
UNITRANS
U.C.D.
DAVIS, CA 95616

BILL BERGER
CITY OF DAVIS FIRE DEPT.

JEANNIE HIPPLER
CITY OF DAVIS PARKS AND
COMMUNITY SERVICES

PAUL GEISLER
DAVIS WASTE REMOVAL CO.
P.O. BOX 496
DAVIS, CA 95616

CITIZENS FOR THE GENERAL PLAN
1820 MONARCH LANE
DAVIS, CA 95616-1637

STUDENT GOVERNMENT LIBRARY
MEMORIAL UNION ROOM #359
U.C.D.
DAVIS, CA 95616

Ed Whisler
Davis Audubon Society
P.O. Box 836
Davis, CA 95617

EIR NOTICES

DAVID KATZ
2318 BREE LANE
DAVIS, CA 95616

Don Miller & Assoc.
P.O. Box 457
Davis, CA 95617

YOLO COUNTY FARM BUREAU
P.O. BOX 1556
WOODLAND, CA 95695

YOLO COUNTY RESOURCE
CONSERVATION DISTRICT
117 W. MAIN ST., SUITE #21
WOODLAND, CA 95695

David J. Taormino
P.O. Box 332
Davis, CA 95617

AUDUBON SOCIETY
SACRAMENTO CHAPTER
3615 AUBURN BLVD.
SACRAMENTO, CA

Chancellor Theodore Hullar
Chancellor's Office
5th Floor, Mrak Hall
University Calif. Davis
Davis, CA 95616-8558

Mauvais Realty
213 G Street
Davis, CA 95616

DAVIS RURAL LAND TRUST
c/o STANLEY FORBES
1106 REDWOOD LANE
DAVIS, CA 95616

DONNA LANDEROS
COUNTY OF YOLO
625 COURT STREET
ROOM #202
WOODLAND, CA 95695

Abrams, Millikan & Kent
1822 Fourth Street
Berkely, CA 94710

YOLO LAND CONSERVATION TRUST
c/o PAUL DEERING
3 PARKSIDE DRIVE
DAVIS, CA 95616

Karen Fox
P.O. Box 2400
Davis, CA 95617-2400

Gene Mathews
222 D Street
Davis, CA 95616

FUTAH CREEK COUNCIL
c/o STEVEN P. CHAINY
P.O. BOX 743
DAVIS, CA 95617

John Ott
635 G Street
Davis, CA 95616

Dan Raber
P.O. Box 175
W. Sacramento, CA 95691

TIM TAYLOR
101 GRANDE AVENUE
DAVIS, CA 95616

Ed MacDonald
1140 Pitt School Rd.
Suite "B"
Dixon, CA 95620

Frank Ramos
P.O. Box 175
W. Sacramento, CA 95691

.1.R. NOTICES .

Mr. Greg Suttler
2121 E. 8th Street
Davis, CA 95616

Michael Jamison
2540 Newhall Street
San Francisco, CA 94124

Rubin Lopez
Parks & Recreation Commission
2725 Blackburn Drive
Davis, CA 95616

Mark Francis
1212 Purdue Drive
Davis, CA 95616

Steve Greco
602 Lessley Place
Davis, CA 95616

Randy Rudnick-Matrix
201 Filbert St.
Suite #402
San Francisco, CA 94133

Fran Borcalli
Borcalli & Associates
1513 Sports Drive, #12
Sacramento, CA 95834

Lynne M. Cody
5025 Swingle Drive
Davis, CA 95616

Wendy L. Cohen
2320 Goldberry Lane
Davis, CA 95616

Susan V. Huscroft
2706 Concord Avenue
Davis, CA 95616

Steve M. Tracy
613 F. Street
Davis, CA 95616

Joshua J. Fox
1338 Colgate
Davis, CA 95616

Cynthia A. Marvin
5056 Glide Drive #2
Davis, CA 95616

La Buena Vida Homeowners Asso
c/o B.J. Klosterman
2906 Pole Line - Unit #4
Davis, CA 95616

FRED COSTELLO
COMMUNITY HOUSING COORDINATOR
U.C.D.
DAVIS, CA 95616

Mary L. Menconi
312 Third Street
Davis, CA 95616

Michael R. Goodison
City of Davis Public Works
23 Russell Blvd.
Davis, CA 95616

PRESIDENT
DAVIS CHAMBER OF COMMERCE
228 B STREET
DAVIS, CA 95616

JOHN E. TAYLOR
SOLANO COUNTY DEPARTMENT OF
ENVIRONMENTAL MANAGEMENT
601 TEXAS STREET
FAIRFIELD, CA 94533

Solano County Local Agency
Formation Commission
601 Texas Street
Fairfield, CA 95695

EIR NOTICES

C. Lillard
P.O. Box 355
Davis, CA 95617

Jerry Schoenfelder
3004 N. 68th Street
Scottsdale, AZ 85252

Jeff Jenkins
3004 N. 68th Street
Scottsdale, AZ 85252

Ralph Sommer
1140 Pitt School Rd.
Suite "B"
Dixon, CA 95620

West Davis Associates
1822 Fourth Street
Berkeley, CA 94710

OFFICE OF PLANNING AND RESEARCH

1400 TENTH STREET
SACRAMENTO, CA 95814

RECEIVED

FEB 22 1990

CITY OF DAVIS
PLANNING

DATE: February 20, 1990

TO: Reviewing Agencies

RE: The City of Davis' NOP for
Revised Open Space Element
SCH# 90030133

Attached for your comment is the city of Davis' Notice of Preparation of a draft Environmental Impact Report (EIR) for Revised Open Space Element EIR.

Responsible agencies must transmit their concerns and comments on the scope and content of the EIR, focusing on specific information related to their own statutory responsibility, within 30 days of receipt of this notice. We encourage commenting agencies to respond to this notice and express their concerns early in the environmental review process.

Please direct your comments to:

Mike Thiele
City of Davis
23 Russell Boulevard
Davis, CA 95616

with a copy to the Office of Planning and Research. Please refer to the SCH number noted above in all correspondence concerning this project.

If you have any questions about the review process, call
at (916) 445-0613.

Nancy Mitchell

Sincerely,

David C. Nunenkamp
Deputy Director, Permit Assistance

Attachments

cc: Mike Thiele

'S': Sent by Leo 'X': Sent by SCII

☒ Bob Fletcher
Air Resources Board
1102 Q Street
Sacramento, CA 95814
916/322-8267

☐ Karen Cagle
Dept. of Boating & Waterways
1629 S Street
Sacramento, CA 95814
916/445-6281

☐ Gary L. Holloway
California Coastal Commission
631 Howard Street, 4th Floor
San Francisco, CA 94105
415/543-8555

☐ Terry Madrone
California Energy Commission
1516 Ninth Street, Rm. 200
Sacramento, CA 95814
916/324-3227

☐ Sandy Hennard
Caltrans - Division of Aeronautics
P.O. Box 942874
Sacramento, CA 94274-0001
916/324-1833

☐ George Smith
Caltrans - Planning
P.O. Box 942874
Sacramento, CA 94274-0001
916/445-5570

☒ Dennis O' Bryant
Dept. of Conservation
1416 Ninth Street, Room 1326-2
Sacramento, CA 95814
916/322-5873

☐ Div. of Mines and Geology

☐ Div. of Oil and Gas

☐ Land Resources Protect. Unit

☒ Venelt Cervinka
Dept. of Food and Agriculture
1220 N Street, Room 104
Sacramento, CA 95814
916/322-5227

☐ Douglas Wickizer
Dept. of Forestry
1416 Ninth Street, Room 1516-2
Sacramento, CA 95814
916/322-0128

☐ Robert Sleppy
Dept. of General Services
400 P Street, Suite 3460
Sacramento, CA 95814
916/324-0214

☒ Arlene Chance
Dept. of Health
714 P Street, Room 1253
Sacramento, CA 95814
916/323-6111

☒ Long Range Planning Section
Planning and Analysis Division
2555 First Avenue
Sacramento, CA 95818
916/445-1981

☒ William A. Johnson
Native American Heritage Comm.
915 Capitol Mall, Room 288
Sacramento, CA 95814
916/322-7791

☒ Hans Kreutzberg
Office of Historic Preservation
P.O. Box 942896
Sacramento, CA 94296-0001
916/322-9621

☒ Mike Doyle
Dept. of Parks and Recreation
P.O. Box 942896
Sacramento, CA 94296-0001
916/324-6421

☐ George Harsh
Public Utilities Commission
505 Van Ness Avenue
San Francisco, CA 94102
415/557-1375 (R-597)

☐ Anne Leana Brouss
Reclamation Board
1416 Ninth Street Room 706
Sacramento, CA 95814
916/322-3740

☐ Norrie Milliken
S.P. Bay Conservation & Dev't. Comm.
30 Van Ness Avenue, Room 2011
San Francisco, CA 94102
415/557-3686

☐ Jeannie Blakeslee
Calif. Waste Management Board
1020 Ninth Street, Room 300
Sacramento, CA 95814
916/327-0454

☐ Ted Fukuwhima
State Lands Commission
1807 - 13th Street
Sacramento, CA 95814
916/322-7813

☒ Nadel Gayou
Dept. of Water Resources
1416 Ninth Street, Room 215-4
Sacramento, CA 95814
916/445-7416

☐ Reed Holderman
State Coastal Conservancy
1330 Broadway, Suite 100
Oakland, CA 94612
415/464-1015

☐ DHS/TSCD:

☐ Jo Sanford
Caltrans, District 1
1656 Union Street
Berkeley, CA 95501
707/445-6671 (R-538)

☒ Michelle Gallagher
Caltrans, District 2
1637 Riverside Drive
Redding, CA 96001
916/225-3259 (R-442)

☒ Brian J. Smith
Caltrans, District 3
703 B Street
Marysville, CA 95901
916/741-4277 (R-457)

☐ Wade Green
Caltrans, District 4
P.O. Box 7310
San Francisco, CA 94120
415/557-9162 (R-597)

☐ Jerry Laumer
Caltrans, District 5
P.O. Box 8114
San Luis Obispo, CA 93403-8114
805/549-3161 (R-629)

☐ Lavon Fairchild
Caltrans, District 6
P.O. Box 12616
Fresno, CA 93778
209/276-5989 (R-422)

☐ Gary McSweeney
Caltrans, District 7
120 South Spring Street
Los Angeles, CA 90012
213/620-2376 (R-640)

☐ Harvey Sawyer
Caltrans, District 8
247 West Third Street
San Bernardino, CA 92403
714/383-4808 (R-670)

☐ Andy Zellman
Caltrans, District 9
500 South Main Street
Bishop, CA 94314
619/872-0693 (R-627)

☐ Al Johnson
Caltrans, District 10
P.O. Box 2048
Stockton, CA 95201
209/944-7838 (R-423)

☐ Jim Cheshire
Caltrans, District 11
P.O. Box 85406
2829 Juan Street
San Diego, CA 92138-5406
619/237-6755 (R-631)

☐ Robert Joseph
Caltrans, District 12
2501 Pullman St.
Santa Ana, CA 92705
714/724-2061 (R-655)

☐ Gary Stacey, Regional Manager
Department of Fish and Game
601 Locust
Redding, CA 96001
916/225-2300 (R-442)

☒ Jim Messersmith, Regional Manager
Department of Fish & Game
1701 Nimbus Road, Suite A
Rancho Cordova, CA 95670
916/333-0922 (R-438)

☐ B. Hunter, Regional Manager
Department of Fish and Game
P.O. Box 47
Yountville, CA 94599
707/944-5518

☐ G. Nokes, Regional Manager
Department of Fish and Game
1234 Elmer Shaw Avenue
Fresno, CA 93710
209/222-3761 (R-421)

☐ Fred A. Worthley, Jr., Reg. Manager
Department of Fish and Game
330 Golden Shore, Suite 50
Long Beach, CA 90802
213/590-5113 (R-635)

☐ Rolf E. Mall
Marine Resources Region
330 Golden Shore, Suite 50
Long Beach, CA 90802
213/590-5113 (R-635)

State Water Resources Control Board

☐ Allan Patton
State Water Resources Control Board
Division of Loans & Grants
P.O. Box 944212
Sacramento, CA 94244-2120
916/739-4414

☐ Ed Anton
State Water Resources Control Board
Division of Water Quality
P.O. Box 100
Sacramento, CA 95801
916/445-9352

☐ Dave Berlinger
State Water Resources Control Board
Delta Unit
P.O. Box 2000
Sacramento, CA 95810
916/322-9870

☐ Mike Falkenstein
State Water Resources Control Board
Division of Water Rights
901 P Street
Sacramento, CA 95814
916/324-5636

☐ OTHER:

NORTH COAST REGION (1)
1440 Guerneville
Santa Rosa, CA 95401
707/576-2220 (R-590)

SAN FRANCISCO BAY REGION (3)
1111 Jackson Street, Room 6000
Oakland, CA 94607
415/464-1255 (R-361)

CENTRAL COAST REGION (3)
1102 A Laurel Lane
San Luis Obispo, CA 93401
805/549-3147 (R-629)

LOS ANGELES REGION (4)
101 Center Plaza Drive
Monterey Park, CA 91754
213/620-4460 (R-640)

CENTRAL VALLEY REGION (5)
3443 Router Road, Suite A
Sacramento, CA 95827-3098
916/361-5600

☐ Fresno Branch Office
3374 East Shields Avenue, Room 18
Fresno, CA 93726
209/445-5116 (R-421)

☐ Redding Branch Office
100 East Cypress Avenue
Redding, CA 96002
916/225-2045 (R-442)

LAKELAND REGION (4)
2092 Lake Tahoe Boulevard
P.O. Box 9428
South Lake Tahoe, CA 95731
916/544-3481

☐ Victorville Branch Office
15428 Civic Drive, Suite 100
Victorville, CA 92392-2359
619/241-6583

COLORADO RIVER BASIN REGION (7)
73-271 Highway 111, Suite 21
Palm Desert, CA 92260
619/346-7491

SANTA ANA REGION (8)
6809 Indiana Avenue, Suite 200
Riverside, CA 92506
714/782-4130 (R-632)

SAN DIEGO REGION (9)
9771 Claremont Mesa Blvd., Suite B
San Diego, CA 92124-1331
619/265-5114 (R-636)

☒ APCD/AQMD:

YOLO-SOLANO APCD
P.O. BOX 1006
WOODLAND, CA 95695
ATTN: APC OFFICER

III. NOP COMMENTS

ACKNOWLEDGEMENT

State of California
Project Notification and Review System
Office of the Governor
(916) 443-0613

SCH. NUMBER: 90010133
TITLE: REVISED (PEN SPACE ELEMENT
SCH. Contact: Loren McMahon
Dept. Date: 02/21/90
Clearance Date: 03/23/90
(If document received after 10 AM,
review starts on next day.)

Please use the State Clearinghouse Number on future correspondence
and with agencies approving or reviewing your project.

This card does not verify compliance with environmental review requirements. A letter
containing the State's comments or a letter confirming no State comments will be
forwarded to you after the review is complete.

Rev. 8/82

DEPARTMENT OF CONSERVATION

DIVISION OF ADMINISTRATION
DIVISION OF MINES AND GEOLOGY
DIVISION OF OIL AND GAS
DIVISION OF RECYCLING



1416 Ninth Street
SACRAMENTO, CA 95814

TDD (916) 324-2555

ATSS 454-2555

(916) 445-8733

March 15, 1990

Mr. Mike Thiele
City of Davis
23 Russell Boulevard
Davis, CA 95616

RECEIVED

MAR 20 1990

CITY OF DAVIS
PLANNING

Dear Mr. Thiele:

Subject: Notice of Preparation (NOP) of a Draft Environmental
Impact Report (EIR) for the Davis Revised Open Space
Element, SCH# 90030133

The Department of Conservation, responsible for monitoring statewide farmland conversion and administering the Williamson Act, has reviewed the above NOP and has the following comments.

A tiered EIR will be prepared to address impacts of revising the City's Open Space Element to provide for a continuous greenway system. Several components of this greenway system are agricultural preserves, agricultural open space, greenways, nature reserves/wildlife habitat/wetlands and other land uses. Since this is a tiered EIR, site-specific impacts on soils, geology, hydrology, etc., will be discussed in subsequent environmental documents.

The NOP notes that existing agricultural land would be designated for ring greenways, nature reserves, wetlands, parks and other uses. In fact, acreages of the proposed open space components include an increase in 7,862 acres of agricultural preserve areas (permanent agricultural areas) and a decrease in 21,393 acres of agricultural open space areas (used for protection of natural resources, e.g., agricultural soils). The Department's 1986 Yolo County Important Farmland Map indicates Prime Farmland, Farmland of Statewide Importance, Unique Farmland and Farmland of Local Importance within the planning area. In addition, the Yolo County Subvention Act Lands Map indicates contracted lands in the planning area.

Although the Draft EIR for this project will be tiered, it should provide a general discussion of the following impacts. If site-specific impacts or quantitative impacts are unknown, then these should be discussed in future project environmental documents.

The loss of prime agricultural land should be identified and treated as a significant environmental impact. The California Code of Regulations (Section 15000 et seq., Appendix G (y))

Mr. Mike Thiele
March 15, 1990
Page Two

states that a project will normally have a significant effect on the environment if it will convert prime agricultural land to non-agricultural use or impair the agricultural productivity of prime agricultural land.

Agricultural Character of the Project Site and Surrounding Area

- A map which identifies the location of agricultural preserves in the project area, the number of acres and type of land in each preserve (i.e., prime/non-prime).
- Types and relative yields of crops grown in the affected areas, or in areas of similar soils under good agricultural management.
- Agricultural potential of the area's soils, as defined by the Department of Conservation's Important Farmland Series map designations.

Williamson Act Issues

- The location of Williamson Act contracts on lands within and adjacent to the project area.
- A discussion of the effects that any cancellation of Williamson Act contracts would have on nearby properties also under contract.
- Cumulative impacts of Williamson Act contract cancellations.
- A discussion of the specific findings and public hearing requirements for contract cancellations (Government Code Sections 51282 and 51284, enclosed).

Farmland Conversion Impacts

- The type, amount and location of farmland conversion that would result from implementation of the project.
- The impact on current and future agricultural operations.
- The cumulative impact of the project on farmland in the project and surrounding area.

Mitigation Measures and Alternatives for Farmland Conversion

Several mitigation measures and alternatives that would lessen the farmland conversion impact of this and other projects are:

- Directing non-agricultural land uses to lower-quality soils in order to protect prime agricultural land.
- Protecting other, existing farmland of equivalent, or better, quality through planning policy that relies on an active and strategic use of the Williamson Act.
- Implementing right-to-farm ordinances to diminish nuisance impacts of non-agricultural land uses on neighboring agricultural operations, and vice-versa.

Mr. Mike Thiele
March 15, 1990
Page Three

- Adopting a farmland protection program, under the auspices of a farmland trust, that utilizes such land-use planning tools as transfer of development rights and purchase of development rights or conservation easements.

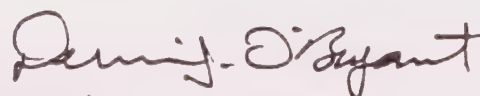
Soil Erosion and Sedimentation Impacts

As a mitigation for soil erosion and sedimentation impacts, the Department recommends that soil erosion and sedimentation control plans be developed for appropriate areas of the project by a Certified Erosion and Sediment Control Specialist, working through the Yolo County Resource Conservation District (RCD). The plans should outline specific control strategies, such as the establishment of soil loss standards, planning options that avoid sensitive or unstable sites, community education, erosion and sedimentation control practices and ordinances, maintenance and enforcement programs, and rehabilitation measures. We also recommend that the plan be reviewed and approved by the RCD.

The City should also consider a discussion of any monitoring/reporting criteria ensuring compliance with adopted mitigation measures.

The Department appreciates the opportunity to comment on the NOP. We hope that the above issues are given adequate consideration in the Draft EIR. If I can be of further assistance, please feel free to call me at (916) 322-5873.

Sincerely,



Dennis J. O'Bryant
Environmental Program Coordinator

DJO:EK:efh
Enclosure

cc: Ken Trott
Office of Land Conservation
Frank Sieferman, President
Yolo County RCD

WILLIAMSON ACT CANCELLATIONS

GOVERNMENT CODE

SECTIONS 51282 AND 51284

51282. Cancellation as to all or part of land; conditions for approval.

- (a) The landowner may petition the board or council for cancellation of any contract as to all or any part of the subject land. The board or council may grant tentative approval for cancellation of a contract only if it makes one of the following findings:
 - (1) That the cancellation is consistent with the purposes of this chapter (California Land Conservation Act of 1965; Williamson Act); or
 - (2) That cancellation is in the public interest.
- (b) For purposes of paragraph (1) of subdivision (a) cancellation of a contract shall be consistent with the purposes of this chapter only if the board or council makes all of the following findings:
 - (1) That the cancellation is for land on which a notice of non-renewal has been served pursuant to Government Code Section 51245.
 - (2) That cancellation is not likely to result in the removal of adjacent lands from agricultural use.
 - (3) That cancellation is for an alternative use which is consistent with the applicable provisions of the city or county general plan.
 - (4) That cancellation will not result in discontinuous patterns of urban development.
 - (5) That there is no proximate non-contracted land which is both available and suitable for the use to which it is proposed the contracted land be put, or, that development of the contracted land would provide more contiguous patterns of urban development than development of proximate non-contracted land.

As used in this subdivision, "proximate, non-contracted land" means land not restricted by contract pursuant to this chapter, which is sufficiently close to land which is so restricted that it can serve as a practical alternative for the use which is proposed for the restricted land.

As used in this subdivision "suitable" for the proposed use means that the salient features of the proposed use can be served by land not restricted by contract pursuant to this chapter. Such nonrestricted land may be a single parcel or may be a combination of contiguous or discontinuous parcels.

- (c) For purposes of paragraph (2) of subdivision (a) cancellation shall be in the public interest only if the council or board makes the following findings: (1) that other public concerns substantially outweigh the objectives of this chapter; and (2) that there is no proximate noncontracted land which is both available and suitable for the use to which it is proposed the contracted land be put, or, that development of the contracted land would provide more contiguous patterns of urban development than development of proximate noncontracted land.

As used in this subdivision "proximate, noncontracted land" means land not restricted by contract pursuant to this chapter, which is sufficiently close to land which is so restricted that it can serve as a practical alternative for the use which is proposed for the restricted land.

As used in this subdivision "suitable" for the proposed use means that the salient features of the proposed use can be served by land not restricted by contract pursuant to this chapter. Such nonrestricted land may be a single parcel or may be a combination of contiguous or discontinuous parcels.

- (d) For purposes of subdivision (a), the uneconomic character of an existing agricultural use shall not by itself be sufficient reason for cancellation of the contract. The uneconomic character of the existing use may be considered only if there is no other reasonable or comparable agricultural use to which the land may be put.
- (e) The landowner's petition shall be accompanied by a proposal for a specified alternative use of the land. The proposal for the alternative use shall list those governmental agencies known by the landowner to have permit authority related to the proposed alternative use, and the provisions and requirements of Section 51283.4 shall be fully applicable thereto. The level of specificity required in a proposal for a specified alternate use shall be determined by the board or council as that necessary to permit them to make the findings required.
- (f) In approving a cancellation pursuant to this section, the board or council shall not be required to make any findings other than or in addition to those expressly set forth in this section, and, where applicable, in Section 21081 of the Public Resources Code.

51284. Public hearing; notice and publication.

No contract may be canceled until after the city or county has given notice of, and has held, a public hearing on the matter. Notice of the hearing shall be published pursuant to Section 6061 and shall be mailed to the Director of Conservation and every owner of land under contract, any portion of which is situated within the same agricultural preserve and within one mile of the exterior boundary of the land upon which the contract is proposed to be canceled.

DEPARTMENT OF FOOD AND AGRICULTURE

1220 N Street
Sacramento, CA 95814

March 20, 1990

Mike Thiele
City of Davis
23 Russell Boulevard
Davis, California 95616

RECEIVED
MAR 26 1990
CITY OF DAVIS
PLANNING



Dear Mr. Thiele,

Thank you for the opportunity to comment on the forthcoming Draft Environmental Impact Report (DEIR) for the City of Davis Revised Open Space Element, SCH# 90030133.

The California Department of Food and Agriculture (CDFA) would appreciate a discussion of the following issues in the DEIR.

1. A complete description of the planning area. This should include current and planned land use designations, the number of acres in agricultural production, soil classifications, cropping history, number of acres of prime farmland. Maps of current and proposed designations would be very helpful. Please discuss agricultural land conversion and the impact of this project upon adjacent agricultural lands. DM-1
2. Whether any land under a Williamson Act contract or in an Agricultural preserve is part of, or near to the planning area. How will the Revised Open Space Element affect these designations? DM-2
3. The possible mitigation measures to ensure that agricultural land is not prematurely or unnecessarily converted to non-agricultural uses. These measures can include use of the Williamson Act, deed disclosures, Right-to-Farm Ordinances, phased development, and transfer of development rights. DM-3
4. The pressure this project could create to convert surrounding agricultural land to non-agricultural uses. Also, how the project could reduce pressure to convert agricultural land. DM-4
5. What is the cumulative impact of this and other projects in the region? DM-5
6. The impacts of the wetlands project on agriculture. Please discuss in detail how the wetlands project will affect agricultural lands within and adjacent to its boundaries. DM-6

The lead agency should also solicit comments from concerned local agencies such as the agricultural commissioner's office, the USDA Soil Conservation Service office, and the county Farm Bureau DM-7

Mr. Thiele
Page 2
March 20, 1990

Federation office, since the above issues are not necessarily comprehensive.] DM-

The CDFA supports the right of local agencies to develop and implement land-use policy in its area of influence, but also wants to assure that agricultural land is not prematurely and irreversibly lost due to development which is not accurately assessed for environmental impact.] DM-

Sincerely,

Donna McIntosh

Donna McIntosh
Graduate Student Assistant
Agricultural Resources Branch
(916) 322-5227.

cc: Nancy Mitchell
Yolo County Agricultural Commissioner
California Association of Resource Conservation Districts

DEPARTMENT OF FISH AND GAME

REGION 2

7701 NIMBUS ROAD, SUITE A
NCHO CORDOVA, CALIFORNIA 95670
(916) 355-7020

RECEIVED

MAR 26 1990

CITY OF DAVIS
PLANNING

March 21, 1990

Mr. Mike Thiele
City of Davis
23 Russell Boulevard
Davis, CA 95616

Dear Mr. Thiele:

The Department of Fish and Game (DFG) has reviewed the Notice of Preparation for a Draft Environmental Impact Report (EIR) for a revised Open Space element.

This project proposes to revise the Open Space element of the City of Davis General Plan, Yolo County. The primary goal of this revision is to provide the City of Davis with a continuous greenway system. The City of Davis General Plan area covers approximately 84 square miles, with seven square miles in the city limits.

JDM-

The Swainson's hawk (Buteo swainsoni), a State-listed threatened species, breeds extensively throughout this planning area. The highest nesting density of these raptors in the State occurs on Willow Slough just north of this area. There are 24 known nest sites within this 84 square mile area and a minimum of 20 more nests within a 10 mile radius of the planning area. Approximately 18 percent of all the Swainson's hawks that nest in the Central Valley will be affected by what occurs in this planning area.

JDM-

Specific statements will need to be made about how the goals, policies, and programs of this element will change the present environment and how these changes will affect the Swainson's hawk.

JDM-

Other special status species of plants and wildlife which may exist within the project boundaries include the following: giant garter snake (Thamnophis couchi gigas); valley elderberry longhorn beetle (Desmocerus californicus dimorphus); burrowing owl (Athene cunicularia); and the northern harrier (Circus cyaneus). These species either are legally designated as rare, threatened, or endangered by the State or Federal authority or are designated as a species of special concern by the State.

JDM-

Impacts to all streams, channels, sloughs, wetland areas, and riparian wetland vegetation in the planning area should be discussed due to their value to fish and wildlife. For example, the highest density and diversity of wildlife in the area occurs

JDM-

March 21, 1990

along Putah Creek. This creek and its associated riparian wetland vegetation supports over 115 species of resident and migratory birds, 15 species of mammals, 12 species of reptiles and amphibians, and 26 species of native and nonnative fishes. Because these areas have the ability to support such high populations of fish and wildlife and because these areas have been reduced to two percent of their former extent, a definite need exists to identify, protect, and if at all possible, enhance these areas. If wetlands are to be unavoidably impacted, mitigation must be provided that achieves no net loss of wetland habitat values or acreage.

The Draft EIR should discuss and mitigate this project's growth inducing impacts upon the area's fish, wildlife, and natural area values.

All initial mitigation proposals should be included in the Mitigation Monitoring Program mentioned on page one of the Initial Study portion of this document. Then as specific environmental documents are prepared through the tiering process, the mitigation measures should be discussed and approved in the appropriate document.

In order to comply with Public Resources Code Section 21081.6, a detailed monitoring program must be developed for all required mitigation conditions. The monitoring program should include the following:

- a. Specific criteria to measure effectiveness of mitigation.
- b. Annual monitoring for a minimum of five years. Annual written reports submitted to the lead agency and the DFG.
- c. Annual monitoring reports, each of which include corrective recommendations that shall be implemented in order to ensure that mitigation efforts are successful.

Pursuant to Public Resources Code Sections 21092 and 21092.2, the DFG requests written notification of proposed actions and pending decisions regarding this project. Written notifications should be directed to this office.

Mr. Mike Thiele

-3-

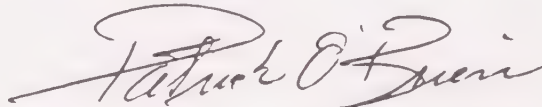
March 21, 1990

The applicant should be advised that pursuant to Fish and Game Code Section 1600 et seq., it will be necessary to obtain a Streambed Alteration Agreement with the DFG prior to work within the 100-year flood plain. The notification (with fee), and subsequent agreement, must be completed prior to initiating any such work. Notification to the DFG should be made after the project is approved by the lead agency. The agreement process should not be used in lieu of specific mitigation measures to be included as conditions of project approval by the lead agency.

JDM-10

If we can be of further assistance, please contact Mr. Dan Smith, Associate Wildlife Biologist or Ms. Patricia Perkins, Wildlife Management Supervisor, telephone (916) 355-7010.

Sincerely,



for James D. Messersmith
Regional Manager



County of Yolo

DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION
ROAD COMMISSIONER
292 WEST BEAMER STREET

SURVEYOR
WOODLAND, CALIFORNIA 95695-2598

ENGINEER
(916) 666-8775

JOHN M. ROBERTSON
DIRECTOR

MEMORANDUM

RECEIVED

MAR 08 1990

ADMINISTRATIVE

TO: DONNA LANDEROS,
County Administrative Officer

FROM: JOHN M. ROBERTSON, Director *JR*
of Public Works

DATE: March 7, 1990

SUBJECT: City of Davis - Open Space Element

I have reviewed the Project Description and Initial Study prepared by the City of Davis for its Revised Open Space Element. The Environmental Impact Report for this project should address the following issues.

1. What are the effects of wetlands on drainage of adjacent farm land and drainage of El Macero? In general, the most severe drainage problems occur close to the Yolo Bypass levee. Establishment of wetlands in this area could shift those problems to the west, i.e. into El Macero and onto farmland that now drains fairly well. JMR
2. Will the establishment of wetlands cause ground water to rise closer to the surface at the County landfill? We have a problem now, and have spent considerable amounts of money to keep the groundwater below a certain level. JMR
3. Will the creation of wetlands have any effect on the present location of County Roads 105 and 32A? Will the proximity of wetlands saturate the subgrade of these roads and other County roads in the area? Roads 105 and 32A are the Landfill access route for West Sacramento traffic. Road 105 and the east end of Road 32A are already in poor condition due to the heavy landfill traffic. Additional moisture in the subgrade will have detrimental effects on the road surface. JMR



County of Yolo

PROBATION DEPARTMENT

218 WEST BEAMER STREET, WOODLAND, CALIFORNIA 95695

PROBATION (916) 666-8015 JUVENILE HALL (916) 666-8011



RECEIVED

MAR 09 1990

COMMUNITY CORRECTIONS

DEAN C. ALDERMAN
CHIEF PROBATION OFFICER

MEMORANDUM

ADMINISTRATIVE

TO: Donna Landeros, County Administrative Officer

FROM: Dean C. Alderman, Chief Probation Officer *DCA*

DATE: March 7, 1990

SUBJECT: Response to Notice of Preparation of the Revised Open Space Element Environmental Impact Report--City of Davis

Pursuant to your memorandum of March 1, 1990 relative to the above named Environmental Impact Report, I have issues with regard to items No. 11 (Population), No. 12 (Housing), and No. 14 (Public Services). In each case, the City of Davis has indicated that the project will have an effect upon the three areas just listed either in whole or in part.

All mandated probation services (adult/juvenile court reports; juvenile intake; juvenile status offender program; juvenile hall; P.C. 1000 diversion programs; community surveillance/supervision programs; community work programs) are currently funded at absolute, saturation levels. In fact, the programs are for the most part currently oversaturated. Therefore, any project which affects population, housing, or public services is bound to have a direct impact on mandated county probation services. These impacts need to be specifically identified and accounted for.

DCA-1

I might gratuitously add that the impacts will be equally felt by the Sheriff's Office, District Attorney's Office, Public Defender's Office, Superior and Municipal Court's, County Clerk's Office, and most other countywide service departments.

DCA-2

I look forward to receiving detailed information concerning the project's impact on population, housing, and public services so that I may be able to analyze the impact on mandated Probation Services.

DCA-3

DCA:kmg\DCA\LANDEROS.MEM

YOLO COUNTY SHERIFF'S DEPARTMENT
MEMORANDUM.

To: DONNA LANDEROS
From: SHERIFF GARY LIPELT
Subject: WETLANDS PROJECT

GL

Date: 12 MARCH 90

RECEIVED
MAR 13 1990

ADMINISTRATIVE

THE SHERIFF'S DEPARTMENT HAS A BASIC NO DECLARATION ON THIS PROPOSAL WITH THE EXCEPTION OF ABNORMAL RECREATION USAGE THAT MAY OCCUR. ANY ABNORMAL RECREATION USAGE WILL IMPACT THE COUNTY ROADS, TRAFFIC PATTERNS AND GENERAL CALLS FOR MEDICAL AID AND REPORTABLE INCIDENTS.

CONTACT PERSON: LT. JERRY SHADINGER

GL-1

Betsy A. Marchand

Supervisor Fourth District
Yolo County Board of Supervisors

March 15, 1990

Ms. Pat MacGregor
Open Space Resources Coordinator
Community Development Department
City of Davis
23 Russell Boulevard
Davis, CA 95616

Dear Ms. MacGregor:

Thank you for noticing our office regarding the March 1, 1990 Scoping Meeting on the Open Space Element of the City of Davis General Plan. It is my understanding that tomorrow (3/16/90) is the deadline date for submission of requested impact factors to be included in the first draft of the Environment Impact Report (EIR).

In compliance with that schedule, the following is a list of issues that are, in my judgement, of particular concern to the County:

1. AGRICULTURAL PRODUCTION

- o Identify amount of agricultural land, particularly prime designated, that will go out of production
- o Calculate the amount of potential revenue loss to taxing entities (such as the County) resulting from this reduction in agricultural productivity
- o Specify how those costs will be mitigated to the County

2. WATER

- o Identify source(s) and required quantities of water
- o Evaluate factors (i.e., pesticide, selenium content, fertilizers etc.) impacting water quality
- o Specify cost responsibilities (i.e., who pays, for what, how much, etc.)

BM-

BM-



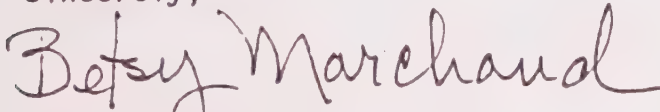
Ms. Pat MacGregor
City of Davis
March 15, 1990
Page 2

3. OWNERSHIP

- o Specify how land will be secured for open space or uses other than agriculture (i.e., eminent domain, purchase, etc.)
- o How will landowners be involved in decision-making
- o Specify schedule for securing land (i.e., incremental as project progresses, outright title, etc.)
- o How much area does the City plan to annex?

It should be noted, that although some of the designated area is within the City's sphere of influence, most of it is outside the LAFCO Sphere of Influence for Davis. Obviously, the County has significant concerns regarding the outcome of this project. Therefore, your assistance in ensuring the issues raised here are sufficiently addressed by the City's consulting firm, STA Planning, Inc., in the final EIR would be greatly appreciated.

Sincerely,



Betsy A. Marchand
Fourth District Supervisor

BAM/rc/pc

cc: STA Planning, Inc.
Donna Landeros, Yolo County Administrator
Charles Mack, Yolo County Counsel
Robert MacNicholl, Yolo County Planning Director

COOPERATIVE EXTENSION
UNIVERSITY OF CALIFORNIA
YOLO COUNTY
Agriculture, 4-H Youth, Family & Consumer Sciences

University of California
United States Department
of Agriculture and
Yolo County Cooperating

70 Cottonwood Street
Woodland, California 95695
666-8143

March 16, 1990

TO: Elizabeth Kemper, Executive Officer
Yolo County LAFCO

FROM: Thomas E. Kearney, Farm Advisor
Cooperative Extension

RE: REMOVING AGRICULTURAL LANDS FROM PRODUCTION

Enclosed is a copy of a study from Cooperative Extension Specialist Clair L. Christensen which shows the economic impacts of various crops that are produced and processed in California counties.

This factor is known as the economic multiplier. It is possible to arrive at the true economic impact of agriculture production for a county using this type of information.

My comment would be that there is a far greater local impact than just the total income from farm products when farm land is removed from production.] TEK

If you have any questions, please give me a call.

RECEIVED
MAR 16 1990
TEK

TABLE 16

V. COUNTY SUMMARY - ECONOMIC IMPACTS AND MULTIPLIERS BY COMMODITY CATEGORY

(\$1,000)

Commodities Produced and Processed in the County:

	Production Value	Processing Value-Added	Economic Impacts		Total	Multiplier 1/
			Production	Processing		
Vegetable Crops	\$ 36,518	\$ 74,322	\$ 79,712	\$169,277	\$ 248,989	6.8
Grapes	28,821	97,219	63,219	161,315	224,534	7.8
Peaches	38,104	63,887	81,975	147,841	229,816	6.0
Almonds	92,838	14,256	200,261	33,336	233,597	2.5
Walnuts	31,425	14,090	68,689	32,948	101,637	3.2
Apricots	18,033	9,742	40,463	22,546	63,009	3.5
Field Crops	84,239	6,795	186,478	15,713	202,191	2.4
Seed Crops	2,080	2,118	4,271	4,574	8,845	4.3
Nursery Products	13,806	5,737	28,097	12,389	40,486	2.9
Dairy Products	147,370	52,923	235,320	101,909	337,229	2.3
Poultry Products	150,889	51,529	317,938	113,327	431,265	2.8
Livestock	54,042	2,357	92,936	5,253	98,189	1.8
Total	<u>\$698,165</u>	<u>\$394,975</u>	<u>\$1,399,359</u>	<u>\$820,428</u>	<u>\$2,219,787</u>	

Weighted average county economic multiplier - 3.2

1/ Dollars of economic impact per dollar of production value.

Commodities Grown out of County; Processed in the County:

	Processing Value-Added	Processing Economic Impact	Economic Multiplier 2/
Vegetable Crops	\$220,438	\$ 508,381	2.3
Grapes	383,496	640,335	1.7
Peaches	35,322	81,739	2.3
Almonds	750	1,754	2.3
Walnuts	35,625	83,306	2.3
Field Crops	19,390	40,693	2.1
Seed Crops	3,756	8,111	2.2
Poultry	46,050	102,609	2.2
Livestock	6,109	13,612	2.2
Total	<u>\$729,816</u>	<u>\$1,438,214</u>	<u>2.0</u>

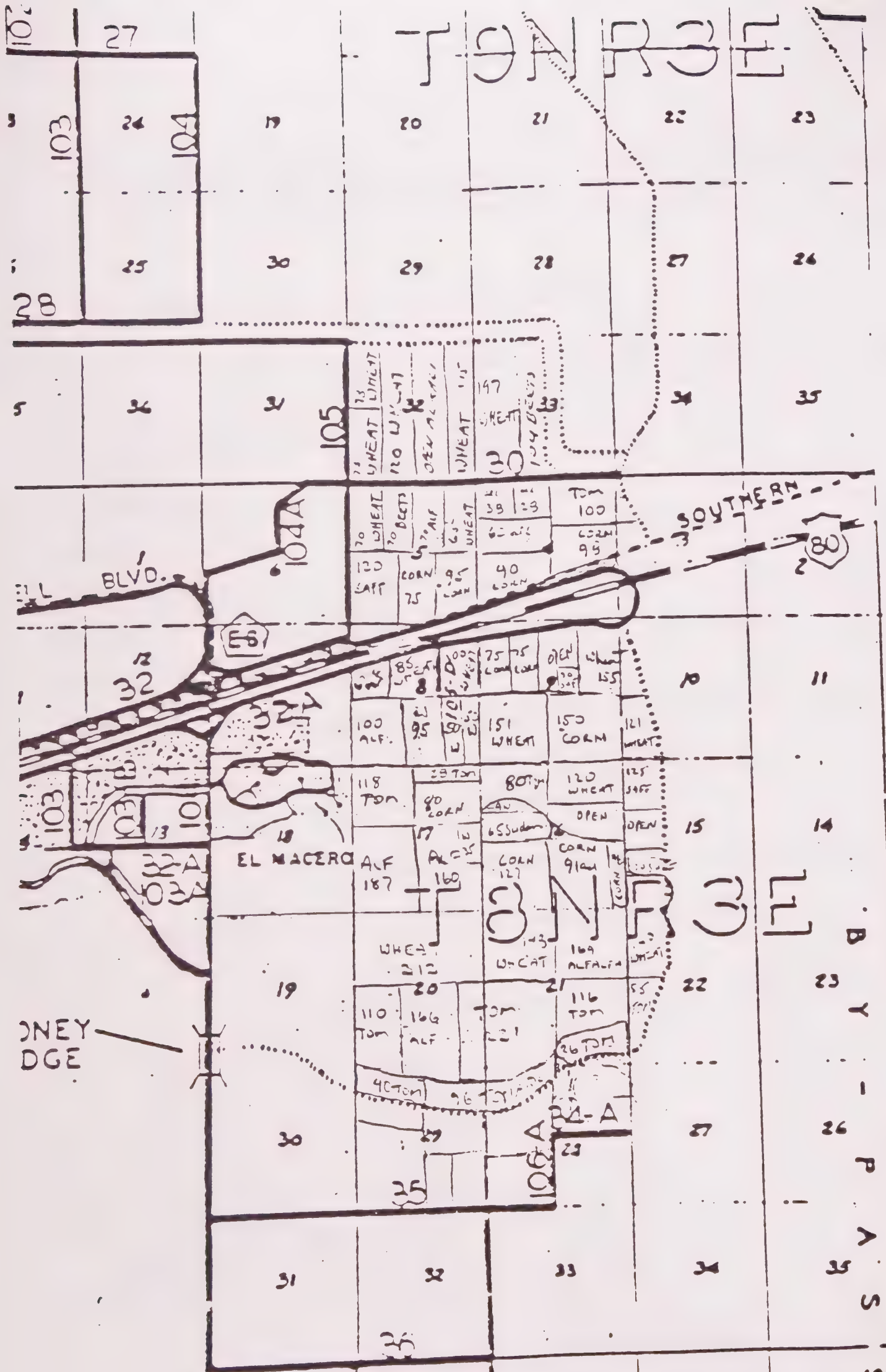
2/ Based on processing value-added.

CROPS AND RELATIVE GROSS VALUE OF AG COMMODITIES PRODUCED IN 1989
FROM APPROXIMATELY 6,100 ACRES DESIGNATED FOR WET LAND CONVERSION
AND FURTHER DESIGNATED AS AREAS A AND B BY THE CITY OF DAVIS'
YOLO BASIN WILD LIFEPLAN CONVERSION

<u>CROP</u>	<u>YEAR</u>	<u>PRODUCTION</u>			<u>VALUE</u>	
		<u>HARVESTED</u> <u>ACREAGE</u>	<u>PER</u> <u>ACRE</u>	<u>UNIT</u>	<u>PER</u> <u>UNIT</u>	<u>TOTAL</u>
Alfalfa	1989	1,051	5.46	Tons	\$ 88.00	\$504,984
Beans	1989	45	1.20	Tons	600.00	32,400
Corn	1989	922	4.00	Tons	95.00	350,360
Beets	1989	174	23.85	Tons	35.00	148,641
Tomatoes	1989	1,061	30.20	Tons	52.10	1,669,398
Sudan	1989	65	1.00	Tons	480.00	31,200
Wheat	1989	2,194	2.90	Tons	124.00	788,962
Safflower	1989	285	.75	Tons	300.00	64,125
TOTALS	1989	5,797*				\$3,590,070

* Approximately 233 additional acres are open

SOURCE: Ray Perkins
Yolo County
Aq Commissioner
3/14/90



TENNESSEE

SOUTHERN

BLVD.

DNEY DGE

EL MACERO

TENNESSEE

BRASS

DEPARTMENT OF PUBLIC HEALTH

Environmental Health Services

ALCOHOL AND DRUG • MENTAL HEALTH • PUBLIC HEALTH

ROBERT O. BATES, JR., M.D., DIRECTOR OF PUBLIC HEALTH
THOMAS Y. TO, CHIEF ENVIRONMENTAL HEALTH



COUNTY OF YOLO
HEALTH SERVICES AGENCY

PHILIP WALKER, HEALTH AGENCY ADMINISTRATOR

YOLO GENERAL HOSPITAL

- ☒ 10 COTTONWOOD ST. • WOODLAND, CA 95695
(916) 666 8646
- ☐ 968 SACRAMENTO AVE. • W. SACRAMENTO, CA
(916) 372 3700
- ☐ 600 "A" ST. • DAVIS, CA 95616
(916) 758 6310


-M-E-M-O-R-A-N-D-U-M-

RECEIVED

MAR 20 1990

March 20, 1990

TO: Donna Landeros, CAO

FROM: Thomas Y. To, R.E.H.S., M.P.H. 
Director of Environmental Health

SUBJECT: Notice of Preparation of the Revised Open Space Element
Environmental Impact Report

Please be informed that our office has reviewed the document associated with the above referenced subject. In the absence of project details, our comments are:

1. The proposed project may have a significant impact on the mosquito problem. Open space wetlands can induce mosquito breeding and pose a public health threat if not designed and maintained properly. I recommend that our Mosquito Abatement District (MAD) be involved to provide further comments on this issue. MAD may also be able to assess any possible costs associated with on-going mosquito abatement activities for this project. TY-1
2. The Yolo Bypass is currently utilized as a disposal channel for Woodland and Davis Sewage Treatment Plants. The qualities of the disposed wastewater may or may not be favorable to certain recreational uses proposed in this project. (We do not currently have the details of any proposed recreational activities.) TY-2
3. We have concerns over the bio-accumulation effect of selenium in the Yolo Bypass. Groundwater from Davis and wastewater from Davis Sewage Treatment Plant contains higher than normal levels of selenium. Selenium levels may be raised to a level that would effect wildlife if the Bypass is continuously flooded by these waters. TY-3

I recommend that the forthcoming EIR fully address the above issues.

Donna Landeros, CAO

SUBJECT: Notice of Preparation of the Revised Open Space Element
Environmental Impact Report

March 20, 1990

PAGE TWO

Please do not hesitate to contact me should you have any questions.

TYT:fh/T3L

cc Elizabeth Kemper, Principle Analyst
Phil Walker, Health Services Administrator
Dr. Robert O. Bates, Jr., Director of Public Health

Mike

YOLO COUNTY
LOCAL AGENCY FORMATION COMMISSION

625 COURT STREET, RM. 202
WOODLAND, CALIFORNIA 95695
(916) 666-8048

RECEIVED

MAR 28 1990

CITY OF DAVIS
PLANNING

March 20, 1990

Mike Thiele
Community Development Director
City of Davis, Community Development Dept.
23 Russell Boulevard
Davis, CA 95616

Dear Mr. Thiele:

In response to your Notice of Preparation of the Revised Davis Open Space Element E.I.R., I have prepared the following response.

The current Davis Sphere of Influence includes some of the area outlined in the Open Space Element. At the time the Sphere was written, the areas included within the twenty year line were seen as "transition zones" between urban and rural uses. Indeed, some of the uses were more urban than agricultural and; therefore, fit the factors required for inclusion in a sphere of influence. However, the initial study provided does not seem to include the "agricultural buffer" formerly envisioned by the City of Davis. If this buffer has been replaced by a "greenbelt" that will be primarily a linear park, this needs to be clarified. The actual uses proposed for all the land, reviewed in this element, also need to be defined.

ECK-1

In addition, from a LAFCO perspective it is vital that the City address the question of annexation. Does the City intend to annex the property outlined in the Open Space Element? If so, what timeline will be anticipated? If not, how will the City impose their expectations for land use on the County of Yolo and the unincorporated landowners? In what way does the City intend to implement this proposal?

ECK-2

I would also like to comment on the need for alternatives to the location of the Wetlands project, and any other that will convert agricultural land, described in your document. This project, although creating a different type of open space, would eliminate thousands of acres of prime agricultural land. There is no mitigation for this loss of agriculture. Alternatives, both locational and size, must be provided for this proposal. In addition, there is some questions of the appropriateness of maintaining wetlands outside the Yolo Bypass, against levees that provide flood control. The Army Corps of Engineers, as well as the Yolo County Flood Control and Water Conservation District, should be included in your request for responses on this matter.

ECK-3

The loss of the use of prime agricultural land, either through the creation of wetlands or annexation, may also impact the revenues received by the County of Yolo and special service districts, such as the Davis Fire Protection District. These impacts could result in a lowering of service levels for County services. This aspect should be reviewed both in the EIR and the fiscal analysis report prepared for this project.

ECK-4

Mike Thiele
March 21, 1990
Page 2

The possible impacts this open space proposal may have on existing entities, land use, and local planning is extensive. It is vital that the City of Davis address these impacts so that all affected agencies can determine the effects this project may bring in relation to their own responsibilities.

Sincerely,

A handwritten signature in dark ink, appearing to read "Elizabeth C. Kemper". The signature is fluid and cursive, with a long horizontal stroke at the end.

Elizabeth Castro Kemper
Executive Officer

ECK/yv

NPRDOSE

Mike

American Farm Bureau Federation/California Farm Bureau Federation

PRESIDENT
Stan Lester

1ST VICE-PRESIDENT
Larry Rominger

SECOND VICE-PRESIDENT
Gary McLaughlin

SECRETARY-MANAGER
Elaine Timothy

YOLO COUNTY FARM BUREAU

P.O. Box 1556 • 69 West Kentucky Avenue, Woodland, California 95695 • (916) 662-6316

March 21, 1990

RECEIVED

MAR 23 1990

CITY OF DAVIS
PLANNING

Mr. Mike Thiele
Community Development Director
City of Davis Community Development Department
23 Russell Blvd.
Davis, CA 95616

Re: Preparation of the Revised Open Space Element Environmental
Impact Report

Dear Mr. Thiele,

Yolo County Farm Bureau submits the following comments with
regard to the EIR to be done on the Revised Open Space Element.

Our main concern is the removal of approximately 13,600 acres
of land from agricultural production. The economic and sociological
impacts of this change in use must be included in the EIR. Also,
water needs for the various project elements must be analyzed and
compared to historical uses in the area. Finally, the proposed
changes in land use must be looked at for compatibility with the
surrounding production agriculture. For example, introduction
and enhancement of certain wildlife species in habitat areas may
be a detriment to nearby crops and livestock.

SL-1

Thank you for considering our comments.

Sincerely,

Stan Lester

Stan Lester,
President

Contact: Lynnel Pollock, Taxes & Land-Use Chair
Elaine Timothy, Manager

662-3570
662-6316



County of Yolo

OFFICE OF THE COUNTY ADMINISTRATOR

625 Court Street, Room 202

Woodland, California 95695

(916) 666-815

COUNTY ADMINISTRATOR
DONNA LANDEROS

March 22, 1990

RECEIVED

MAR 22 1990

CITY OF DAVIS
PLANNING

4:45 p.m.

Mike Thiele, Director
Community Development Department
CITY OF DAVIS
23 Russell Boulevard
Davis, California 95616

Dear Mr. Thiele:

Upon receipt of your Notice of Preparation of the Revised Davis Open Space Element EIR, my office notified all County departments of your proposal and requested their input to provide a coordinated response to your request for comments. We received your document on February 21, 1990, and so to meet the thirty-day time frame for response from date of receipt we are responding prior to March 23, 1990.

I have several concerns on a general project level which I request that the City of Davis address and clarify:

1. It is unclear what project decisions are being analyzed in this EIR. On the one hand, the "Project Characteristics" section of the Project Description describes the project as being revisions to the Open Space Element of the Davis General Plan, and the "required discretionary actions" section lists actions through the General Plan amendment process. This description would indicate that the "project" is limited to a General Plan Amendment to create conformity between the General Plan and subsequent projects which might be proposed, and environmentally analyzed at that time. See also "Initial Study," which describes a tiered EIR and indicates that "as specific components of the revised open space element are proposed, more specific environmental analysis will be prepared."
2. Define the responsible agencies, including the City of Davis' position regarding Yolo County's statutory authorities. Is a Government Code Section 65402 report regarding General Plan consistency to be prepared? If so, what agency makes the general plan findings and what agency's General Plan is applicable? The EIR should analyze the issue of conformity or nonconformity with the County General Plan?

3. The fiscal analysis should be incorporated in the EIR in order to provide the analysis described in Guidelines Section 15131. DL-4
 4. The City of Davis, as lead agency, should publish a schedule of events, specifying the opportunity for public discussion of both the project and the environmental impact report. DL-5
 5. A major concern with this notice of preparation is the project description. The scope of the project is unclear, and the relationship between the City of Davis Open Space Element and the project is unclear. A list of examples of this problem follows, as presently understood. Given the uncertainty, this should not be construed as being exclusive; rather, the problems include, but are not limited to, the following:
 - A. What is the project? For example, the City of Davis describes a wetlands area of a certain size; in meetings attended by the Planning Director, the Department of Fish and Game has described a wetlands area that is vastly larger. DL-6
 - B. Is the wetlands proposal Davis has placed on the June ballot the same proposal as described in this NOP? What effect will the election results have on the "Project" described on the NOP? DL-7
 - C. What are the components of the wetlands area? It has been described as an area within which private duck hunting clubs would be licensed, an outflow area for the City of Davis' storm water and wastewater discharge, a flooded wetlands, and nonflooded riparian habitat, a greenbelt, as well as other things. DL-8
 - D. Will any land be acquired, or negotiations commence, for a wetlands area before this EIR is complete? DL-9
 - E. A related point is that the U.S. Army Corps of Engineers may be considering land within the Yolo Bypass as a mitigation area for product-induced impacts associated with development in the Natomas area of Sacramento and that a federal environmental assessment is being conducted under NEPA. The relationship between this General Plan element and the federal project, and the method and lead agencies to conduct the environmental assessment of both programs need to be identified, and the project clarified. DL-10
- I believe these questions and comments will need to be addressed in order for the City to be able to thoroughly evaluate the changes in the Open Space Element for their General Plan. In addition, I have attached responses from County Department Heads that raise specific concerns and questions based on your Notice of Preparation. A list of those responding follows: DL-11

Mike Thiele
March 22, 1990
Page 3

. John M. Robertson, Public Works Director
. Dean Alderman, Chief Probation Officer
. Gary E. Lipelt, Sheriff-Coroner
. Earl Balch, Director of Facilities and Administrative Services
. Thomas E. Kearney, County Director, Cooperative Extension
. Raymond Perkins, Agricultural Commissioner
. Thomas Y. To, Director of Environmental Health

As I am sure you will realize in reviewing these responses, the County wishes to participate in your environmental process. Because the majority of the area under your consideration in this General Plan Element is unincorporated territory, we believe it is vital that you comprehend the impacts of this project on the County and, in turn, on all the residents of the cities in the county. Any changes in the land use within this unincorporated area, such as removing it from the property tax rolls, will impact the General Fund of Yolo County and therefore the services provided by the County to its residents.

If you have any questions on these concerns, please contact my office to arrange a meeting to review our responses.

Sincerely,



Donna Landeros
County Administrative Officer

DL:ra

attachments

cc: Board of Supervisors
All Department Heads
Lee Humes

DAVIS.NOP



County of Yolo

GENERAL SERVICES AGENCY

625 Court Street, Room B-03

Woodland, California 95695

(916) 666-8115

RECEIVED

MAR 12 1990

ADMINISTRATIVE

MEMORANDUM

TO: Donna Landeros, County Administrative Officer

FROM: *EB* Earl Balch, Director of Facilities and
Administrative Services

DATE: March 12, 1990

SUBJECT: Davis Open Space Environmental Impact Report

In response to your request for comments relative to the City of Davis Revised Open Space Element I would like to offer the following. I hope the following items will be addressed as a part of the report.

Parks:

1. Element should describe active use recreation lands, Recreation Trail considerations and passive use facilities.
2. Who develops the areas and how do they develop?
3. Who maintains the greenway and how do they maintain?
4. What are the goals?
5. What are the policies?

EB-1

Cultural/Archeological Sites:

Should be considered and should include:

1. Native American History
2. Hispanic History
3. Other Ethnic History

EB-2

4. Recent History

Scenic Areas & Natural Monuments: Who develops, who maintains?

1. Goals
2. Policies
3. Description

Scenic Corridors: Who develops and who maintains?

What are the...

1. Goals
2. Policies
3. Description

Historic and Cultural Areas:

Federal legislation mandates the protection of buildings, districts, sites, structures and objects that are significant in American architecture, engineering, history and archeology.

1. Goals should be established
2. Policies should be developed
3. A description of each site should be provided.

Ag Preserve and Open Space:

1. Goals should be defined
2. Policies need to be developed
3. A description of those lands included should be made that defends the designation.

After all the above has been addressed we need to know how the plan will be implemented.

Will there be a Regional Open Space Commission created by the City Council and the Board of Supervisors? Will there be an Open Space District created?

Biking, Riding, Hiking and Multi-use Trails:

1. Identify "corridors of opportunity" such as natural drainage channels, rights-of-way, and other open spaces which may be set aside for trails. These may offer unique opportunities for the creation of independent paths.
2. Consider making the use of the bicycle an alternative mode of transportation by providing Class I Bikeways. EB-7
3. Provide scenic, recreation oriented bikeways, equestrian trails, and multi-use trails which are entirely separate from motor vehicle traffic.
4. Other Alternatives

Scenic Corridors:

1. Attributes to be retained should be addressed in all environmental documents.
2. Development proposals should be modified to mitigate negative visual impacts.
3. Special Planning Areas could be established to allow more flexibility in designing and implementing landscaped corridors. EB-8
4. The City Tree Ordinance should be amended to include both rural and urban areas and landmark trees as well as oak trees.
5. Consideration should be given to Ordinances that strengthen to control visual clutter from signs, utility poles, and other items. New billboards should be banned and existing billboards phased out. Utility lines should be underground in enhancement and scenic corridors.

Greenbelts, Bufferlands and Urban Forests:

The following should be considered:

1. Develop a master plan for greenbelts, bufferlands and urban forests. A coordinated implementation plan will involve the County of Yolo, the City of Davis, the Corps of Engineers, Reclamation Districts and other public agencies and non-profit foundations.
2. Require the planting of greenbelts of trees along both sides of streams and waterways, with the placement of trees limited to locations that do not impede the flow of water in the floodway and do not endanger security of any levees. Maintenance of the forest and floodplain could be the combined responsibility of the flood control agency, the open space district and local residents. EB-9

3. Require that new residential projects have a minimum 25% of the area dedicated as greenbelts. This would not be included in parkland dedication requirements.
4. Require rows of trees or other vegetation as buffers on the edge of urban development.

Management: Urban forests on bufferlands should be managed by the agency owning the land. Other greenbelts and forests can be developed with drought tolerant species and minimal maintenance requirements and managed by a benefit assessment district or by an Open Space District.

Vernal Pools:

1. A consultant should be hired to survey the vernal pools, to identify those pools which should be given priority for protection and/or acquisition.
2. Land in agricultural zoning where significant vernal pools are identified should be protected from grading.
3. Where mitigation measures on a project require reestablishment of vernal pools, wetlands or natural areas, a bond should be required as assurance that the measures are met over a sufficient period of time to demonstrate long-term success.

Oak Woodlands:

1. Identify and map the remaining representative native oak groves and woodlands in the planning area and place priority status on their acquisition and protection.
2. Seek, whenever possible, to expand native oak groves and woodlands to provide areas for regeneration.
3. Promote native oak groves and woodlands as an integral element of the plan.

Natural Resources:

1. Undertake an inventory of unique natural resources areas, which should be preserved in perpetuity, i.e., unique habitats, such as vernal pools, oak woodlands, sloughs and marshes, and areas of geologic significance.
2. Cooperate with the United States Fish and Wildlife Service to create a National Wildlife Refuge in the By-Pass area.

Floodplains:

1. A master plan for drainage courses should be developed to guide development, protect floodplains, and allow for retention basins and ground water recharge areas.
2. Advisory committees representing each natural watershed within the area should work with the city and county to (a) further inventory natural streams for potential open space, public access sites, and (b) develop specific maintenance guidelines for each waterway. The committees may also serve to monitor waterways for potential problems such as dumping or illegal fill.
3. Grading permits should be required for any grading operations within floodplains, including agricultural zones. EB-14
4. Minimum widths of waterway corridors should be determined by an on site study of each waterway's drainage system. It should be based on:
 - Floodplain lines
 - Existing or potential wildlife habitat values
 - Preservation of existing or enhanced riparian vegetation
 - Need for flood water retention basins and ground water
 - Recharge areas
 - Trail and other recreation needs

EB:tr

Landeros.ltr



City of Woodland

FIRE DEPARTMENT

532 COURT STREET

WOODLAND, CALIFORNIA 95695

(916) 661-5861

March 12, 1990

City of Davis
Community Development Department
23 Russell Boulevard
Davis, Ca 95616

RECEIVED
MAR 14 1990
CITY OF DAVIS
PLANNING

Attn: Mr. Mike Thiele

Re: Open Space Element Environmental Impact Report

Dear Mr. Thiele:

In reference to the Open Space Element of the City of Davis General Plan, the Woodland Fire Department will refer all fire protection concerns to the Davis Fire Department in that they are the contract fire agency south of County Road 29. Thank you for allowing us the opportunity to review this project.

CW-

Yours truly,

Dave Ostebo
Fire Prevention
Woodland Fire Department

DO:si



DEERING DESIGN

Site Planning, Urban Design & Landscape Architecture
3 Parkside Drive, Davis, CA 95616
tel. (916) 756-9356, fax. (916) 756-8424

March 10, 1990

Mr. Mike Thiele
Community Development Director
City of Davis Community Development Department
23 Russell Boulevard
Davis, CA 95616

Dear Mr. Thiele,

This letter is in response to your Department's request for comments on issues that should be addressed in the EIR for the Revised Open Space Element of the City of Davis General Plan. I have divided my comments into two parts, the first of a general nature and the second more specific.

Part 1. Long Range Consequences

The EIR should address the consequences of what is, as of this date, referred to as the Davis Greenbelt (the Ring Greenway in this project description). The consequences that I am concerned about involve land use patterns which will occur subsequent to the development of all land within the Davis Greenbelt. That the Davis Greenbelt is not intended to be a permanent limit to the growth of Davis and that development will eventually occur beyond is not debated, even by our present Mayor. Mr. Corbett suggested at the February 22 meeting of the City Council, that the following language be added to Ballot Measure "G":

That if future growth beyond the General Plan urban development line is necessary, it could occur as a satellite community beyond the greenbelt, avoiding urban sprawl.

He went on to add that:

By doing that, it makes clear that it is not an attempt to stop growth in the City and at least it shows that there are alternatives beyond this and I think that is important for the public to be aware of. Without having it in here, it does leave one with the potential interpretation that this is to permanently stop growth in Davis.

Following this thinking by our Mayor, and in light of our State mandated responsibility to provide our fair share of this region's growth, the City of Davis must eventually grow beyond the Davis Greenbelt. The EIR should therefore study two additional "Alternatives" (in Attachment B):

1. A land use plan showing at least one potential satellite community plan. This plan should indicate whether the satellite community would be adjacent to the Davis Greenbelt, whether it would share municipal services with the City of Davis, if it is not adjacent how far away should it be, what impact such a community would have on Yolo County's General Plan (all or part of the satellite might be outside of our Planning Area Boundary or Sphere of Influence), and how would the development of such a community be financed. Also, would the development of such a satellite community actually fulfill Davis' fair share responsibility or simply encourage growth in another part of the County.

2. A land use plan showing the same amount of greenbelt land arranged in a manner such that it does not ring the City. One possible arrangement could show radial greenbelts following fingers of development moving out from present development. Such an arrangement would allow for growth over poorer soils and might be better integrated with the connector greenways. Prime farmland could still be designated as Agricultural Preserve or Agricultural Open Space between fingers, and agricultural buffers could be provided for.

The EIR should identify conflicts with the Yolo County General Plan caused by the implementation of this project.

Part 2. Environmental Checklist

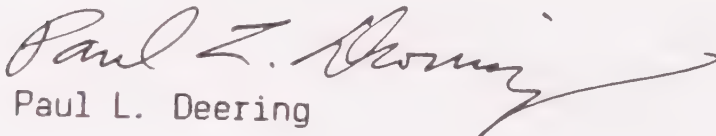
Item #21 b. The "Maybe" category should be checked due to the very likely scenario outlined in Part 1 of this letter. If growth simply jumps the Davis Greenbelt, then urban services would have to extend greater distances to serve urbanization across the Greenbelt. And while it may be argued that the Greenbelt is beneficial as open space even with urbanization beyond, it's function as an agricultural buffer will have been lost, and in hindsight other greenbelt configurations such as radial fingers will be recognized as less consumptive of valuable agricultural land for urban uses.

The other scenario, that of a satellite community, even one outside the Davis General Plan Study Area, would also indicate a "Maybe" for this item for it is not clear that a satellite community would actually remove growth pressures from the Davis area or that it would fulfill Davis' responsibility for its fair share of the region's growth.

Agricultural Resources This checklist does not contain an item pertaining to the conversion of prime agricultural lands, though item #4 d. does deal with agricultural crops. The conversion of agricultural land has been a topic of much discussion in California, and Yolo County recently required a mitigation fee from a developer for agricultural conversion. Table "A" lists a total of 13,989 acres proposed for Nature Reserve/Wildlife Habitat/Wetlands, Ring Greenways, Connector Greenway, and Greenbelt, and though some of the land proposed for these uses is not agricultural, the majority most certainly is. Each of these use categories will involve conversion of agricultural land. If a Reduction of Agricultural Resources item were to be added to the checklist, it should be marked "Yes".

I suggest that in the interest of regional planning such a category be added to the Checklist.

Sincerely,


Paul L. Deering



Davis Audubon Society

Post Office Box 886 • Davis, California 95616

RECEIVED

MAR 13 1990

CITY OF DAVIS
PLANNING

March 11, 1990

Mr. Mike Thiele
Community Development Director
City of Davis Community Development Department
23 Russell Boulevard
Davis, CA 95616

Dear Mr. Thiele:

The Davis Audubon Society appreciates the opportunity to respond to the Notice of Preparation of the Revised Open Space Element Environmental Impact Report. We are pleased with the goal and objectives of the revised Open Space Element. Because the level of environmental analysis for this project is general, we look forward to reviewing the project description and environmental impact of each site-specific component when proposed. The following paragraphs summarize our concerns regarding the revised Open Space Element Environmental Impact Report.

DAS-1

Agricultural Open Space We agree that it is important to protect valuable natural resources such as Class I and II soils. However, it is not clear if land designated as agricultural open space will be permanently protected or accessible to future development. We would appreciate clarification regarding the potential use of this land. If agricultural open space is to be protected from future development, it should be mentioned explicitly in its definition.

DAS-2

Nature Reserves, Wildlife Habitat, and Wetlands What type of development will be allowed adjacent to areas designated nature reserves, wildlife habitat, or wetlands? Will there be limits?

During the design and development of nature reserves, wildlife habitats, and wetlands, the primary emphasis should be on preserving and creating optimal habitats for animals and plants. Human interruption should be minimized. Pedestrian and bicycle trails should be located on the outer edge of these areas to reduce their impact.

DAS-3

100-foot setbacks should be established around all nature reserves, wildlife habitats, and wetlands.

Plant Life When development of nature reserves, wetlands, greenways, greenbelts, parks, etc., involves revegetation, native valley plant species should be used where feasible.

DAS-4

Animal Life We agree with the Notice of Preparation that storm water retention ponds in Davis provide valuable wildlife habitat. Therefore, measures should be taken to assure that the drainage into the ponds is of sufficient quality and quantity for animal and plant life.

Valley Elderberry Longhorn Beetle The Valley Elderberry Longhorn Beetle is a federally-listed threatened species found in elderberry shrubs. Elderberry shrubs occur along Putah Creek and may occur along Dry Slough and Willow Slough. Since the elderberry shrub is vital to the existence of the beetle, impacts to the elderberry shrub must be avoided. Surveys to locate elderberry shrubs and Valley Elderberry Longhorn Beetles should be conducted prior to project approval.

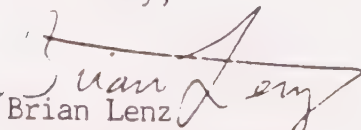
Swainson's Hawk The Swainson's Hawk is a state-listed threatened species which nests in trees on or adjacent to suitable foraging habitat.¹ Most Swainson's Hawks nest within riparian systems. Most of the hawk's natural foraging habitat has been converted to agricultural use, which accounts for the decline of the species. However, the Swainson's Hawk has been able to adapt to certain types of agricultural uses, particularly alfalfa fields. The conversion of agricultural land to Open Space Element components will result in loss of Swainson's Hawk territories and foraging habitats. The direct and cumulative impacts due to this loss should be evaluated and mitigated. The Department of Fish and Game should be consulted regarding mitigation for losses of Swainson's Hawk breeding territories and direct and cumulative losses of foraging habitat.

Nesting pairs of Swainson's Hawks are particularly sensitive to human disturbances, which may result in abandonment of the nest. Any human disturbance resulting in the death of adults, young, or eggs is a violation of the state Endangered Species Act. Every effort must be made to avoid disturbing known Swainson's Hawk nesting sites.

Burrowing Owl The Burrowing Owl is classified as a species of special concern in California. Its decline in the Davis area and throughout the state is due primarily to conversion of suitable habitat to intense agricultural uses and loss of burrows for nesting from the eradication of ground squirrel colonies.² Burrowing Owl nests are sensitive to disturbances from humans, dogs, and cats. Therefore, impacts to Burrowing Owl nest sites should be avoided. Canals, flood channels, agricultural lands, and other areas where human disturbance may occur as part of the Open Space Element should be surveyed for Burrowing Owl nest sites. Surveys should be performed during the environmental analysis and again prior to construction activities. A 300-foot buffer zone should be provided around each nest site to protect it from human traffic. Mitigation involving relocation of Burrowing Owls is not acceptable because it has not been proven successful and remains experimental.

Thank you for considering our comments.

Sincerely,


Brian Lenz
Conservation Chair

1. Estep, J. A. 1989. Biology, movements, and habitat relationships of the Swainson's Hawk in the Central Valley of California, 1986-87. Calif. Dep. Fish and Game, Nongame Bird and Mammal Sec. Rep., 52 pp.
2. Anderson, D. W., and England, S. The Biology and Natural History of California's Wild Birds, (UC Davis syllabus, 1987), p. 261.



Davis Audubon Society

Post Office Box 886 • Davis, California 95616

March 19, 1990

Mr. Mike Thiele
Community Development Director
City of Davis Community Development Department
23 Russell Boulevard
Davis, CA 95616

RECEIVED
MAR 22 1990

CITY OF DAVIS
PLANNING

RE: Revised Open Space Element Environmental Impact Report

Dear Mr. Thiele:

After attending the scoping meeting on the revised Open Space Element Environmental Impact Report on March 13, 1990, I want to make several additional comments on behalf of the Davis Audubon Society. At the meeting's conclusion, I had the pleasure of talking with Jaime C. Maldonado of STA Planning, Inc., who is the project manager in charge of preparing the EIR for the city of Davis. In our discussion, Mr. Maldonado requested that the Davis Audubon Society comment on any special status species within the scope of the project not mentioned in our previous letter and provide references to their location. Otherwise, he feared, these species may not be considered in the EIR. Mr. Maldonado was willing to extend the deadline for my comments several days beyond the official closing date of March 16, 1990.

Unfortunately, I cannot prepare an inventory of special status species and their locations within the Open Space Element in a short period of time. The suggestion that special status species may be omitted from the environmental analysis makes me worry that a qualified biologist may not be involved in the preparation of the EIR. As the lead agency for this project, the city of Davis should ensure that a qualified biologist will address the important issue of impacts to wildlife and habitat in the EIR. In addition, the analysis should not be limited to special status species, but should include all species and their habitat.

BL-1

I can recommend the following sources of information to help locate special status species within the Open Space Element:

- o Proposition 70 Land Acquisition Task Force Final Report - Revised, October, 1989, prepared for the city of Davis. The appendix of this document lists sitings of special status species within the Davis area. The contact person within the city of Davis is Jeanie Hippler.

BL-2

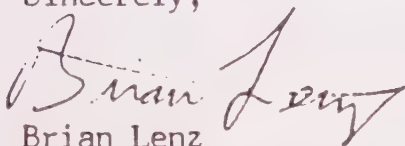
- o Checklist of the Birds of Yolo County, published by the Davis Audubon Society. This may be obtained through the Davis Audubon Society or at The Naturalist in Davis.
- o The species of special concern list submitted to the city of Davis by the Davis Greenway Task Force. BL-2

I also recommend reviewing all general plans and environmental impact reports prepared previously within the Open Space Element's boundaries.

Finally, the lead agency should consult with the California Department of Fish and Game's unit wildlife biologist for the Davis area, Roger Scoonover (916) 666-3407. BL-3

Thank you for considering these additional comments.

Sincerely,



Brian Lenz
Conservation Chair



CUNNINGHAM
ENGINEERING

CIVIL ENGINEERS
PROJECT MANAGERS

RECEIVED

MAR 27 1990

CITY OF DAVIS
BUILDING INSPECTION

23 March 1990

Mr. Mike Thiele, Director
Community Development Department
City of Davis
23 Russell Blvd.
Davis, CA 95616

Subject: Notice of Preparation
Open Space Element EIR

Dear Mike:

Yesterday I met with three members of your staff to discuss the components of the proposed Open Space Element. They indicated that comments on the NOP and Initial Study could still be incorporated into the Draft EIR.

I trust the EIR will be able to provide insight on the following issues:

1. Future Development Patterns: The existence of the Greenbelt would appear to preclude the logical and adjacent future extension of urban development and associated utilities and other infrastructure. No cities in California, Davis included, except those with fixed boundaries, have been able to permanently preclude new development on its borders. The EIR should address the impacts associated with the "leap-frog" development that would undoubtedly occur on the "other side" of the Davis Greenbelt. Impacts on public facilities, including transportation, should be identified and evaluated.
2. Alternatives to the Greenbelt: Why doesn't the EIR address other open space alternatives such as a radial greenway concept that would provide open space corridors emanating out of Davis toward destinations such as Willow Slough or South Putah Creek (instead of the band of greenbelt surrounding the current General Plan limits)?
3. Greenbelt Width: I did not see a width stated in the NOP, although I understand the proposed width is to be an average of 1500 feet. Will the EIR consider alternative widths and their associated benefits and impacts?

Page 2 - Thiele
23 March 1990

4. Greenbelts Adjacent to Major Arterial Streets: The EIR should address the desirability and useability of such greenways, which will be subject to noise, dust and possible public safety impacts from the roadways. CWC
5. Water Supply Impacts: Given the City's efforts to implement water conservation methods, the municipal water use requirements associated with the public access portions of the greenbelt should be identified. CWC
6. Impacts of Greenbelt and other Open Space Components on Agricultural Production: It would seem that some of the Open Space components could actually decrease the lands used for active agricultural production, by restricting farming practices and providing opportunities for greater public access to otherwise productive cropland areas. This issue should be analysed. CWC
7. Fiscal Analysis: I assume the fiscal analysis will include a discussion on where funds will be generated to maintain the various components of Element. CWC

Thank you for considering these issues in the Open Space EIR.

Very truly yours,



Charles W. Cunningham
Principal

file misc/opensp

Sutter Davis
Hospital

A Sutter Health
Athlete

Road 99
at Covell Boulevard
PO Box 1617
Davis, CA 95617

Telephone
(916) 756-6440

March 26, 1990

RECEIVED

MAR 27 1990

CITY OF DAVIS
CALIF.

Patricia MacGregor
Open Space Resources Coordinator
Community Development Department
City of Davis
23 Russell Boulevard
Davis, California 95616

RE: Notice of Preparation of Revised Open Space Element
Environmental Impact Report - Davis Greenbelt

Dear Ms. MacGregor:

Sutter Davis Hospital requests the opportunity to provide comments with respect to the Revised Open Space Element Environmental Impact Report currently under way. Upon reviewing initial maps for the proposed greenbelt, we are concerned that there may be some adverse impact upon our future ability to provide hospital and health services to the community of Davis. We would like the opportunity to discuss our future plans for replacing the current hospital on a site located directly in the proposed greenbelt as well as an opportunity to discuss the potential impact upon the hospital's present site.

PRB-1

We would appreciate your immediate consideration of our request and look forward to hearing from a representative of your department and/or the consultant in the near future. I can be reached at my office at 916/757-5108.

Sincerely,

Patrick R. Brady
Patrick R. Brady
Administrator

cc: Chester McCorkle, Chairman, Board of Trustees
Mark Parrington, Vice President for Corporate
Planning

PRB/CS

VHA
M...
V...
...

IV. RESPONSE TO NOP COMMENTS

NOP/SCOPING RESPONSES TO COMMENTS

On February 16, 1990, a Notice of Preparation (NOP) of the Open Space Element EIR was sent to Responsible and Trustee Agencies and other parties requesting comments on the contents and scope of the EIR. On March 13, 1990, a Scoping Meeting was held for the public to also elicit comments on the forthcoming EIR. While, under the California Quality Act, responses to the NOP comments and scoping meeting comments are not required, responses have been prepared to facilitate the environmental review process.

In this section and Section VII of Appendix A, responses have been made to all comments identified subsequent to circulation of a NOP and through a public scoping meeting. Several comments do not address the proposed contents or scope of the Draft EIR, or do not raise significant environmental issues. Such comments are responded to with a "comment acknowledged" reference. This indicates that the comment will be forwarded to all appropriate decisionmakers for their review and consideration.

NOP COMMENTS INDEX

STATUS	AGENCY	DATE	ACRONYM
State	State Clearinghouse Loreen McMahon	February 21, 1990	SCH
	Department of Conservation Dennis J. O'Bryant	March 15, 1990	DOC
	Department of Food and Agriculture Donna McIntosh	March 20, 1990	DM
	Department of Fish and Game James D. Messersmith	March 21, 1990	JDM
County	County of Yolo Department of Public Works John M. Robertson	March 7, 1990	JMR
	County of Yolo Probation Department Dean C. Alderman	March 7, 1990	DCA
	County of Yolo Sheriff's Department Gary Lipelt	March 12, 1990	GL
	Yolo County Board of Supervisors Betsy A. Marchand	March 15, 1990	BM

Continued.

NOP COMMENTS INDEX

STATUS	AGENCY	DATE	ACRONYM
	University of California Cooperative Extension Yolo County Thomas E. Kearney	March 16, 1990	TEK
	County of Yolo Department of Public Health Thomas Y. To	March 20, 1990	TY
	County of Yolo Local Agency Formation Commission Elizabeth Castro Kemper	March 20, 1990	ECK
	Yolo County Farm Bureau Stan Lester	March 21, 1990	SL
	County of Yolo Office of County Administrator Donna Landeros	March 22, 1990	DL
	County of Yolo General Service Agency Earl Balch	March 12, 1990	EB
City	City of Woodland Woodland Fire Department Dave Ostebo	March 12, 1990	CW
Community	Deering Design Paul Deering	March 10, 1990	PD

Continued.

NOP COMMENTS INDEX

STATUS	AGENCY	DATE	ACRONYM
	Davis Audubon Society Brian Lenz	March 11, 1990	DAS
	Davis Audubon Society Brian Lenz	March 19, 1990	BL
	Cunningham Engineering Charles W. Cunningham	March 23, 1990	CWC
	Sutter Davis Hospital Patrick R. Brady	March 26, 1990	PRB

Continued.

RESPONSE TO NOP COMMENTS

STATE AGENCIES

State Clearinghouse (SCH)

SCH-1

The State Clearinghouse number will be used on all future correspondence and reports submitted to the State Clearinghouse and to agencies approving or reviewing the project.

Department of Conservation

DOC-1

The comment is noted. Please refer to Exhibit 7 which indicates lands under Williamson Act Contracts and Exhibit 8 which depicts important farmland in both Yolo and Solano Counties.

DOC-2

A general discussion of the loss of prime agricultural land is presented in the Land Use section of this EIR. The loss of prime lands is considered a significant environmental impact.

DOC-3

The type and yields of crops grown in the Davis area as well as soil types are discussed under the Land Use section. Please refer to DOC-1 and DOC-2 above regarding maps of agricultural preserves and farmland.

DOC-4

Farmland and agricultural conversion are discussed under the Land Use section of this EIR. Please refer to DOC-1, DOC-2, and DOC-3 above.

DOC-5

Farmland conversion impacts and cumulative impacts are discussed in the Land Use section of this EIR. Please refer to DOC-1 through DOC-4 above.

DOC-6

The comment is noted. Mitigation measures for farmland conversion are provided in the Land Use section. The proposed mitigation measures cannot reduce the impact of prime agricultural land conversion to a level of insignificance.

DOC-7

Soil erosion and sedimentation will be considered on a project-specific basis in further environmental documentation. As described in the Initial Study, mitigation of site-specific effects may be deferred under the tiering process.

DOC-8

Concurrently with the Final EIR, and in accordance with recent CEQA legislation, a mitigation monitoring program will be prepared to ensure compliance with mitigation measures.

Department Food and Agriculture

DM-1

A description of the planning area is provided in the Project Description section of this EIR. A discussion of agricultural production, soil classification, and farmland conversion is included in the Land Use section of this EIR.

DM-2

Please refer to DOC-1 and DOC-3.

DM-3

Please refer to DOC-6.

DM-4

Please refer to DOC-4 and DOC-5.

DM-5

An analysis of cumulative impacts is found in each section of the EIR. Please refer to DOC-5.

DM-6

The wetlands' effect on agriculture as well as other land use compatibility issues are discussed in the Land Use section of the EIR.

DM-7

The comment is noted. Comments were received from the County Farm Bureau Federation and many other state agencies. The Project Description section lists the Responsible and Trustee agencies contacted by the City.

DM-8

The comment is noted and will be forwarded to the appropriate decisionmakers.

Department of Fish and Game

JDM-1

The comment is noted. Please refer to the Project Description section of the EIR.

JDM-2

The comment is noted. The Biology section of this EIR presents a discussion and mitigation measures for the Swainson's hawk species.

JDM-3

Please refer to JDM-2.

JDM-4

The Biology section of the EIR contains a discussion of special-status species and mitigation measures. Please refer to DAS-6, DAS-8 below.

JDM-5

The comment is noted. Please refer to the Biology section of this EIR for an analysis of enhancement and a list of mitigation measures.

JDM-6

The Growth Inducing Impacts section discusses the project's growth inducing impacts to

biological species.

JDM-7

As stated in the Initial Study, all mitigation measures proposed in the Initial Study as well as those from the EIR will be included in a mitigation monitoring program. Please refer to DOC-8.

JDM-8

Please refer to DOC-8.

JDM-9

The comment is noted and forwarded to the appropriate decisionmakers. In accordance with noticing procedures, the Department of Fish and Game will receive a Notice of Completion and Draft EIR.

JDM-10

In accordance with the tiering process, specific open space components will be reviewed in subsequent environmental documentation. The proper permits and agreements will be applied for at that time.

COUNTY

County of Yolo

Department of Public Works - (JMR)

JMR-1

In accordance with the tiering process described in the Initial Study, specific components of the revised Open Space Element will be analyzed further in subsequent environmental analysis. The effect of the wetlands will be analyzed in future documents. Some issues including drainage are discussed briefly in the Public Services and Utilities section of this EIR.

JMR-2

Please refer to JMR-1 response above.

JMR-3

Please refer to JMR-1 response above.

Probation Department (DCA)

DCA-1

Population, housing, and public services impacts are discussed in their respective sections of this EIR.

DCA-2

Please refer to DCA-1. The comment is noted and forwarded to the appropriate decision-makers.

DCA-3

The comment is noted and forwarded to the appropriate decisionmakers. All parties who received a Notice of Preparation will receive a Notice of Completion for the Draft EIR.

Sheriff's Department (GL)

GL-1

Impacts of the project in relation to calls for medical aid and reportable incidents are discussed briefly in the Public Services and Utilities section of the EIR. In accordance with the tiering process described in the Initial Study, parking impacts will be assessed in future environmental documentation. Since a majority of open space uses will be passive, an increase in vehicle trips is not anticipated to be significant. Please refer to the Initial Study for a discussion of traffic.

Board of Supervisors, Betsy A. Marchand (BM)

BM-1

Please refer to DOC-5 above regarding agriculture. Revenue loss to the County will be addressed in a fiscal analysis prepared by Natelson Levander Whitney, Inc. It will be circulated concurrently with the Draft EIR.

BM-2

Sources of water are identified under the Public Services and Utilities section of this EIR. Required quantities of water for the wetlands are discussed briefly in the section as well.

Required quantities of water for specific open space components will be determined in future site-specific environmental analysis in accordance with the tiering process. Cost responsibilities are described in the fiscal analysis prepared by Natelson Levander Whitney, Inc.

BM-3

The fiscal analysis describes how land will be secured for open space uses other than agriculture. The City does not plan to annex land beyond their adopted sphere of influence. The City will hold several public hearings at each step in the Open Space Element process which will allow for public testimony including that of land owners.

BM-4

The comment is noted and forwarded to the appropriate decisionmakers.

University of California, Yolo County

TEK-1

The comment is noted. Please refer to the Land Use section of this EIR for discussion of impacts to agricultural land.

County Department of Public Health

TY-1

Concerns over vector control and other issues will be discussed in future environmental documentation as specific Open Space Components are proposed. The comment is noted and forwarded to the appropriate decisionmakers.

TY-2

The comment is noted and forwarded to the appropriate decisionmakers. Please refer to TY-1.

TY-3

The comment is noted and forwarded to the appropriate decisionmakers. Please refer to TY-1.

Local Agency Formation Commission

ECK-1

The comment is noted. Existing and proposed land uses are discussed in the Project Description and Land Use sections of this EIR.

ECK-2

Conflicts of the proposed project with the Yolo County General Plan are described in the Land Use section of this EIR. The City of Davis does not intend to annex property in the Planning Area beyond the established Sphere of Influence.

ECK-3

The comment is noted. Possible alternatives to the proposed wetlands project are offered in the Alternatives section of this EIR. A discussion of impacts of the wetlands project is included in the Land Use section of this report. The Army Corps of Engineers, Water Resources Control Board, California Department of Water, and several other agencies have been contacted through the environmental review process.

ECK-4

The comment is noted. Please refer to BM-1.

Yolo County Farm Bureau (SL)

SL-1

Please refer to BM-1 and BM-2 which discuss the fiscal analysis. Prime agricultural land will only be converted to wetlands and public access uses. Not all agricultural land in the Yolo Basin Wildlife Area will be removed from production. Land use changes and land use compatibility are discussed in the Land Use section of this report. The Biological Resources section discusses wildlife species and the effect of introduced or enhanced wildlife species. Water needs are discussed briefly in the Public Services and Utilities section of this EIR.

County of Yolo Administrator's Office

DL-1

The comment is noted.

DL-2

The Project Description section describes the project decisions related to the revised Open Space Element.

DL-3

Government Code Section 65402(b) states the following:

A city shall not acquire real property for any of the purposes specified in paragraph (a), nor dispose of any real property, nor construct or authorize a public building or structure, in another city or in unincorporated territory, if such other city or the county in which such unincorporated territory is situated has adopted a general plan or part thereof and such general plan or part thereof is applicable thereto, until the location, purpose and extent of such acquisition, disposition, or such public building or structure have been submitted to and reported upon by the planning agency having jurisdiction, as to conformity with said adopted general plan or part thereof. Failure of the planning agency to report within forty (40) days after the matter has been submitted to it shall be conclusively deemed a finding that the proposed acquisition, disposition, or public building or structure is in conformity with said adopted general plan or part thereof.

The City of Davis will not construct or authorize any public building or structure prior to a finding of conformity. Inconsistencies between the proposed Open Space Element and the County General Plan are discussed in the Land Use Plans section of the EIR.

DL-4

According to section 15131(c) of CEQA "[i]f information on [economic, social, and particularly housing factors] is not contained in the EIR, the information must be added to the record in some other manner to allow the agency to consider the factors in reaching a decision on the project." The fiscal analysis for the revised Open Space Element has been prepared under separate cover and will be circulated concurrently with the EIR.

DL-5

In accordance with proper noticing procedures, the City will notify agencies of the availability of the Draft EIR and dates of public hearings.

DL-6

The proposed project is discussed in detail in the Project Description and Land Use sections of the EIR. The wetlands area as planned by the California Department of Fish

and Game would span areas both within and beyond the Davis planning area. The area described by the City of Davis includes only that portion lying within the City's planning area.

DL-7

The wetlands proposed in the revised Open Space Element is the same proposal under Measure E on the June ballot. It will be a citizen's advisory vote.

DL-8

For a description of the wetlands area, please refer to the Land Use and Land Use Plans sections of this EIR. Further detail will be provided during project-specific environmental review.

DL-9

A conceptual plan has been prepared by the Department of Fish and Game and this plan has been addressed in the Land Use Plans section of the EIR. The fiscal issues associated with the project are analyzed in the revised Open Space Element fiscal analysis circulated concurrently with this EIR. Negotiations and land acquisition will not commence prior to the completion of a Final EIR.

DL-10

The comment is noted and will be forwarded to the appropriate decision-makers. U.S. Army Corps of Engineers policies are addressed in the Land Use Plans section of the EIR.

DL-11

The comment is noted.

DL-12

The comment is noted. Please refer to BM-1.

County of Yolo - General Services Agency (EB-1)

EB-1

Project elements are described in the Project Description and Land Use sections of this EIR. Proposed General Plan goals and policies and amendments to existing General Plan goals and policies are provided in the Project Description section of this EIR.

Development and maintenance of the open space facilities are discussed in the associated fiscal assessment.

EB-2

Please refer to the Cultural Resources section of this EIR.

EB-3

Please refer to EB-1.

EB-4

Please refer to EB-1.

EB-5

Please refer to EB-2.

EB-6

The comment is noted and forwarded to the appropriate decisionmakers. Please refer to EB-1.

EB-7

The comment is noted and forwarded to the appropriate decisionmakers. Please refer to EB-1.

EB-8

Comments are noted and forwarded to the appropriate decisionmakers. Please refer to EB-1.

EB-9

Please refer to the Project Description, Land Use, and Biological Resources sections of this EIR. The comment is noted and forwarded to the appropriate decisionmakers.

EB-10

The comment is noted and forwarded to the appropriate decisionmakers. Please refer to EB-1.

EB-11

Please refer to the Biology section of this EIR which includes a discussion of vernal pools, wetlands, etc. and proposed mitigation measures.

EB-12

Oak groves are discussed in the Biology section of this EIR.

EB-13

The comments are noted and forwarded to the appropriate decisionmakers. The Biological Resources section discusses natural resource areas.

EB-14

The comments are noted. Please refer to the Public Services and Utilities section for a discussion of drainage and the Biology section of this EIR for discussion of floodplain vegetation and wildlife. Drainage and grading issues will be addressed in site-specific environmental analysis in accordance with the tiering process. This process is described in the Initial Study.

CITY

City of Woodland

The comment is noted. Fire protection is addressed in the Public Services and Utilities section of this EIR.

COMMUNITY

Deering Design - Paul Deering (PD)

PD-1

A satellite community plan will not be addressed as an alternative in the EIR. Section 15126(d)(5) of the State CEQA Guidelines states that "... An EIR need not consider an alternative whose effect cannot be reasonably ascertained and whose implementation is remote and speculative." A satellite community alternative is considered speculative since the City's growth patterns and rate of growth are difficult to forecast and since the alternative does not specifically relate to the creation of open space uses. Growth-inducing effects of the proposed project are discussed in the Growth Inducing section of this EIR.

A radial alternative is discussed in the Alternatives section of this EIR.

PD-3

Conflicts of the proposed project with the Yolo County General Plan are described in the Land Use Plans section of this EIR.

PD-4

The comment is noted. The project-specific and cumulative effects of the project to agricultural land is discussed in the Land Use section of this EIR.

PD-5

Agricultural land conversion is discussed in the Land Use section of this EIR.

Davis Audubon Society - Brian Lenz (DAS)

DAS-1

The comment is noted and forwarded to the appropriate decision-makers.

DAS-2

Please refer to the Project Description and Land Use sections of the EIR.

DAS-3

Future adjacent land uses are described in the Land Use Plans section of the EIR. Further information on proposed Open Space components is provided in the Project Description section. The comments are noted and forwarded to the appropriate decisionmakers.

DAS-4

Policies of the revised Open Space Element call for the use of native and drought-resistant species. Please refer to the Land Use Plans and Biological Resources section of the EIR.

DAS-5

Please refer to the Biological Resources section of the EIR. Drainage will be discussed in future environmental analysis as each specific Open Space component is proposed.

This tiering process is described in the Initial Study.

DAS-6

Prior to project approval of specific Open Space Element components, surveys for the Valley Elderberry Longhorn Beetle will be conducted. Please refer to the Biology section of the EIR for a discussion of this species and mitigation measures.

DAS-7

The Biology section of this EIR presents a discussion and mitigation measures for the Swainson's Hawk species. The Department of Fish and Game has been consulted.

DAS-8

Prior to project approval of specific Open Space Element components, surveys for the Burrowing Owl will be conducted. Please refer to the Biology section of the EIR for a discussion of this species and mitigation measures.

Davis Audubon Society Second Letter (BL)

BL-1

The Biology section of this EIR was prepared by Charles Patterson, a qualified biologist. Please also refer to the Biology section of this EIR.

BL-2

The comments are noted. Several sources have been used in the preparation of the EIR and contributing reports. Please refer to the Report Preparation Resources of the EIR and EIR appendices.

BL-3

For a list of agencies contacted during the environmental analysis and review process, please refer to the Project Description and Report Preparation Resources section of the EIR.

Cunningham Engineering

CWC-1

The effects of the greenbelt on land use, particularly agricultural conversion, is discussed

in the Land Use section of the EIR. Impacts to public facilities are discussed in the Public Services and Utilities section of the EIR. Please refer to GL-1 above.

CWC-2

A radial alternative is discussed in the Alternatives section of this EIR.

CWC-3

Please refer to the Project Description and Alternatives section of the EIR.

CWC-4

Please refer to GL-1 above.

CWC-5

Please refer to the Public Services and Utilities section of this EIR. Municipal water use will be described in future environmental documentation prepared for each Open Space Element component. This tiering process is described in the Initial Study.

CWC-6

Please refer to DOC-1 through DOC-4.

CWC-7

Please refer to BM-1.

Sutter Davis Hospital (PRB)

PRB-1

The comment is noted and forwarded to the appropriate decision-maker. Allowable uses within the Davis Greenbelt are described in the Project Description and Land Use sections. The Davis Greenbelt will go around the hospital site. Additional environmental documentation will be prepared for the proposed Davis Greenbelt in accordance with the tiering process. This process is described in the Initial Study.

V. SCOPING MEETING NOTICES AND HANDOUTS

CITY OF DAVIS

NOTICE OF SCOPING MEETING

March 1, 1990

The City of Davis is in the preliminary stages of preparing an Environmental Impact Report (EIR) for the revised Open Space Element. The study area consists of approximately 84 square miles, seven of which are located within the City of Davis. The remainder of the Planning Area is located either in unincorporated Yolo or Solano County. No new additional acreage to the Planning Area is proposed by this project. The area is bounded by County Road 29 to the north, Tremont Road to the south, the Yolo Bypass western levee to the east, and one-half mile west of County Road 98 to the west.

The proposed project includes revisions to the current Open Space Element of the City of Davis General Plan adopted on December 24, 1987. The primary goal of the revised Open Space Element is to provide the City with a continuous greenway system. The greenway concept consists of several components linking existing and future recreational and open space areas both within and outside of the City limits. To develop the greenway system, the plan provides the following components to be designated, preserved, developed, and/or expanded: Agricultural Preserve, Agricultural Open Space, Nature Reserve/Wildlife Habitat/Wetlands, Davis Greenbelt, Connector Greenway, Greenbelt, Greenstreets, Parks and Recreation, and Community Infrastructure.

The purpose of the Scoping Meeting will be to gather information on environmental issues. This information will be considered in the preparation of the EIR. The Planning Department is initiating the public review process in order to gather comments from the public agencies, property owners, and interested citizens.

SCOPING MEETING

A scoping meeting on this project will be held in the Council Chambers located at 23 Russell Boulevard in the City of Davis. The meeting will commence at 7:00 p.m. on **Tuesday, March 13, 1990**. Your attendance is encouraged so as to provide input for the Environmental Impact Report.

INFORMATION

Further Information regarding the project may be obtained by contacting Erin Maclean, Assistant Planner, City of Davis Community Development Department, 23 Russell Boulevard, Davis, California 95616, (916) 756-3746.

DEFINITION OF A "SCOPING" MEETING:

TO RECEIVE EARLY INPUT FOR THE SCOPE OF ENVIRONMENTAL ISSUES TO BE ADDRESSED BEFORE THE DRAFT E.I.R. IS PREPARED

PURPOSE OF A "SCOPING" MEETING:

- INTRODUCE THE OPEN SPACE ELEMENT
- INTRODUCE THE CITY OF DAVIS STAFF AND CONSULTANTS INVOLVED
- ALLOW THE CONSULTANT AND THE PUBLIC TO IDENTIFY ENVIRONMENTAL CONCERNS TO BE ADDRESSED IN THE E.I.R.
- FOSTER COMMUNICATION BETWEEN THE CITY OF DAVIS, AFFECTED PUBLIC AGENCIES, AND THE PUBLIC

A "SCOPING" MEETING IS NOT TO:

- DEBATE PRO'S AND CON'S OF THE OPEN SPACE ELEMENT
- DISCUSS ISSUES UNRELATED TO THE OPEN SPACE ELEMENT

CONTACT LIST

OPEN SPACE ELEMENT:

PAT MACGREGOR
OPEN SPACE RESOURCES COORDINATOR
COMMUNITY DEVELOPMENT DEPARTMENT
CITY OF DAVIS
DAVIS, CALIFORNIA 95616
(916) 756-3746

ENVIRONMENTAL IMPACT REPORT:

JAIME C. MALDONADO
PROJECT MANAGER
STA PLANNING, INC.
150 POST STREET, SUITE 630
SAN FRANCISCO, CALIFORNIA 94108
(415) 296-7760

OPEN SPACE ELEMENT EIR - CITY OF DAVIS

SCOPING MEETING SPEAKER/COMMENT CARD (PLEASE PRINT)

Name: _____

Address: _____

Date: _____ Do you wish to speak tonight? _____

Comments: _____

(Additional Space On Back)

CITY OF DAVIS

Community Development Department/23 Russell, CA 95616

Attn: Pat MacGregor

OPEN SPACE ELEMENT EIR - CITY OF DAVIS

SCOPING MEETING SPEAKER/COMMENT CARD (PLEASE PRINT)

Name: _____

Address: _____

Date: _____ Do you wish to speak tonight? _____

Comments: _____

(Additional Space On Back)

CITY OF DAVIS

Community Development Department/23 Russell, CA 95616

Attn: Pat MacGregor

VI. SCOPING MEETING COMMENTS

CITY OF DAVIS
SCOPING MEETING
March 13, 1990

SIGN-IN SHEET

NAME

ADDRESS

1. Brian Lenz 4849 El Camonte Ave #204, Davis
2. Greta Kegel 1101 H St Davis
3. Robt. Caraynola 2909 Chuzzle St Davis
4. Russ Leland 305 E. 8th Davis
5. Jan' L. Alving 3 Parkside Dr.
6. Dave Pelz 23 Russell Blvd - Public Works
7. Donna Lott 915 Fordham Dr -
8. Tom Burtow Fire Dept.
9. Steve Greco 602 Lessley Pl. Davis
10. Griselle W. Wadsworth 4338 San Marino Dr.
11. Steve Lippel P.O. Box 7003 Lafayette CA 94549
12. Janet Maeda 2441 Bucklebury Rd Davis, CA 95616
13. _____
14. _____
15. _____
16. _____
17. _____

OPEN SPACE ELEMENT EIR - CITY OF DAVIS

SCOPING MEETING
SPEAKER/COMMENT CARD
(PLEASE PRINT)

Name: ROBIN CAVAGNOLO

Address: 2909 Angove Ave Davis

Date: 3/12/90 Do you wish to speak tonight? no

Comments: _____

(Additional Space On Back)

CITY OF DAVIS

Community Development Department/23 Russell, CA 95616

Attn: Pat MacGregor

OPEN SPACE ELEMENT EIR - CITY OF DAVIS

SCOPING MEETING
SPEAKER/COMMENT CARD
(PLEASE PRINT)

Name: STEVE DUFFEL (DUFFEL FINANCIAL & CONSTRUCTION Co.)

Address: P.O. Box 7003

LAFAYETTE CALIFORNIA

Date: 3/12/90 Do you wish to speak tonight? No

Comments: CONCERNED w/ How THE GREENBELT WILL

AFFECT EXISTING LAND OWNERS ON THE PERIPHERY

OF CITY LIMITS, WITHIN THE GENERAL PLAN PROPOSED

DEVELOPMENT SECTORS.

THANK YOU

(Additional Space On Back)

CITY OF DAVIS

Community Development Department/23 Russell, CA 95616

Attn: Pat MacGregor

OPEN SPACE ELEMENT EIR - CITY OF DAVIS

SCOPING MEETING
SPEAKER/COMMENT CARD
(PLEASE PRINT)

Name: BRUCE T. MAEDA

Address: 2441 BUCKLEBURY RD.

DAVIS, CA

Date: 3/13/90 Do you wish to speak tonight? YES

Comments: ~~OPEN SPACES~~ SUBSTANTIAL AREAS OF OPEN SPACE

AND THE PRESERVATION OF PRIME AG LANDS IS ESSENTIAL.

ALL LAND CONVERSION ~~SHOULD BE~~ TO INTENSIVE USE SHOULD

BE MITIGATED BY AT LEAST EQUAL AMOUNTS OF LAND

PRESERVED FOR LESS INTENSIVE USE SUCH AS PRIME FARMLAND AGRICULTURAL

(Additional Space On Back) INCREASED HABITAT, FORAGING AREA, RICKLANDS,
AND RECREATION.

CITY OF DAVIS

Community Development Department/23 Russell, CA 95616

Attn: Pat MacGregor

OPEN SPACE ELEMENT EIR - CITY OF DAVIS

SCOPING MEETING
SPEAKER/COMMENT CARD
(PLEASE PRINT)

Name: Steve Greco

Address: 602 Lessley Place

DAVIS, CA

Date: 3/13/90 Do you wish to speak tonight? YES

Comments: I will submit my comments in writing in two weeks.

(Additional Space On Back)

CITY OF DAVIS

Community Development Department/23 Russell, CA 95616

Attn: Pat MacGregor

OPEN SPACE ELEMENT EIR - CITY OF DAVIS

SCOPING MEETING
SPEAKER/COMMENT CARD
(PLEASE PRINT)

Name: Paul Deering

Address: 3 Parkside Dr., Davis

Date: 3/13/90 Do you wish to speak tonight? yes

Comments: Letter to be submitted tonight.

(Additional Space On Back)

CITY OF DAVIS

Community Development Department/23 Russell, CA 95616

Attn: Pat MacGregor

OPEN SPACE ELEMENT EIR - CITY OF DAVIS

SCOPING MEETING
SPEAKER/COMMENT CARD
(PLEASE PRINT)

Name: Brian Lenz

Address: 4849 El Cemente Ave #204
Davis, CA 95616

Date: 3/13/90 Do you wish to speak tonight? _____

Comments: I have submitted written comments.

(Additional Space On Back)

CITY OF DAVIS

Community Development Department/23 Russell, CA 95616

Attn: Pat MacGregor

OPEN SPACE ELEMENT EIR - CITY OF DAVIS

SCOPING MEETING
SPEAKER/COMMENT CARD
(PLEASE PRINT)

Name: Dave Pelz

Address: 25 Russell Blvd

Davis -

Date: 3/15/92 Do you wish to speak tonight? -

Comments: Public Works - need to discuss the open space -

Condit Tom Hovzo & Don Lemmon @ 756-3740

(Additional Space On Back)

CITY OF DAVIS

Community Development Department/23 Russell, CA 95616

Attn: Pat MacGregor

DP-

OPEN SPACE ELEMENT EIR - CITY OF DAVIS

SCOPING MEETING
SPEAKER/COMMENT CARD
(PLEASE PRINT)

Name: Donna Lott

Address: 915 Fordham Drive, Davis 95616

Date: 3-13-90 Do you wish to speak tonight? Did so

Comments: _____

(Additional Space On Back)

CITY OF DAVIS

Community Development Department/23 Russell, CA 95616

Attn: Pat MacGregor

OPEN SPACE ELEMENT EIR - CITY OF DAVIS

SCOPING MEETING
SPEAKER/COMMENT CARD
(PLEASE PRINT)

Name: Tom Burkett

Address: 530 5th St.

City of Davis Fire Dept.

Date: _____ Do you wish to speak tonight? _____

Comments: _____

(Additional Space On Back)

CITY OF DAVIS

Community Development Department/23 Russell, CA 95616

Attn: Pat MacGregor

SCOPING MEETING COMMENTS INDEX

Name	Status	Address	Acronym
1. Robin Cavagnolo	Resident	2909 Anza Ave.	RC
2. Paul Deering	Deering Design	3 Parkside Dr.	PD
3. Bess Leland	Representative of Helen Thompson	305 E. South Davis	BL
4. Priscilla W. Walton	Planning Commission Member	4338 San Macino Dr.	PWW
5. Steve Duffel	Duffel Financial & Construction Co.	P.O. Box 7003 Lafayette, CA	SD
6. Steve Greco	Resident	602 Lessley Place	SG
7. Donna Lott	Planning Commission Member	915 Fordham Dr. Davis, CA 95616	DL
8. Brian Lenz	Audobon Society	4849 El Cemente Ave. #204 Davis, CA 95616	BL
9. Tom Burton	Fire Department	530 5th Street	TB
10. Dave Pelz	Public Works Dept.	23 Russell Blvd.	DP
11. Bruce Maeda	Resident	2441 Bucklebury Rd.	BTM
12. Grete Kegel	Resident	1101 H Street	

SCOPING MEETING COMMENTS

ROBIN CAVAGNOLO (RC)

Verbal Comments

RC-1

Representing Betsy Marshall, County of Yolo Board of Supervisors 4th District.

Would like a map.

PAUL DEERING (PD)

Verbal Comments

PD-1

Davis Greenbelt-nature of it as a ring. A councilman said it's not a limit to growth. What if there's pressure to grow beyond the greenbelt? The EIR should talk about a

- a) satellite community
- b) no satellite community

Would it be a buffer anymore?

PD-2

Perhaps greenbelt should be radial not concentric.

PD-3

Fairshare of growth refer to 21b of checklist - short term vs. long term.

PD-4

No category dealing with loss of prime agriculture. Only one question about crops. Make sure that people understand that we're taking land out of agricultural production. The County may want to charge a mitigation fee.

Written Comments

PD-5

Letter to be submitted tonight.

BESS LELAND (BL)

Would like a map.

PRISCILLA W. WALTON (PWW)

Verbal Comments

PWW-1

Concerned with role of future agriculture. Concerned with relationship of crops to local economy. Concerned with organic agriculture. Economic analysis - diseconomies of transporting food. One year agricultural production as mitigation.

PWW-2

Urban fringe - concerned with loss of agriculture and impacts to growth. Loss to potential agricultural economy.

PWW-3

Need comparative models to other towns that have been used to see how do-able they are. Need a balance between the City and agriculture.

PWW-4

Want impact on changing agricultural practices and future production discussed. Implications for the amount of land you need (can't use pesticides for "safe food").

STEVE DUFFEL (SD)

Verbal Comments

SD-1

With a construction and development company.

On periphery of City boundaries.

Written Comments

SD-2

Concerned with how the Greenbelt will affect existing landowners on the periphery of City Limits, within the General Plan proposed development sections. Thank you.

STEVE GRECO (SG)

Verbal Comments

SG-1

At what scale will the biological resources be mapped?

SG-2

Concerns about greenbelt. Natural resources plus other uses difficult to do. Need objectives. Need some larger areas for wildlife. See literature review from Maryland.

SG-3

Floodway inside of open space is a real opportunity. Flood capacity calculations should include vegetation.

SG-4

Need lower impact land uses next to open space corridor

SG-5

How will the University be incorporated into this?

SG-6

Will submit comments in writing and matrix.

SG-7

If development jumps the buffer is there going to be another buffer?

SG-8

Radial corridor is good idea, can put in radial spokes within the ring.

SG-9

Costs are important. Low water/low maintenance vegetation. Nodes-large node within 50 foot band. Use native plants.

SG-10

Establish minimum width, especially for the public use portion.

Written Comments

SG-11

I will submit my comments in writing in two weeks.

DONNA LOTT (DL)

Verbal Comments

DL-1

On Proposition 70 Committee. We have 2 million to spend on planning area. Mapping done at general scale - what's out there now and should be preserved. Matrix and acetate overlays.

DL-2

The University is an important player. Preservation and land trusts in the County are potential players in making the plan a reality. They should be contacted early on.

DL-3

The population should include people in unincorporated areas. (El Macero, University Campus and bits of development)?

DL-4

Consensus at 3 commission meetings. Set width of greenways. Width of the zone should be dependant on the uses in the buffer. Need money to purchase and maintain. Need a use before you take it out of production.

DL-5

Supports radial system rather than ring of wildlife patterns. Could follow drainage ditches or swales.

DL-6

Not certain of alternatives.

BRIAN LENZ (BL)

Verbal Comments

BL-1

What is the definition of Agricultural Open Space? What are the future long range plans for agriculture open space?

BL-2

Concerned about kind of development to be adjacent to nature reserves. Minimize human interruption. Keep Pedestrian and bike trails on periphery of reserves and wetlands.

BL-3

Plant life - emphasize native plants on any revegetation schemes.

BL-4

Would like a description of water retention ponds quality and quantity of water.

BL-5

Important species

Swainson's hawk - loss of agricultural lands, adapts to alfalfa, some cumulative and direct impacts.

BL-6

Burrowing owl - sensitive to human disturbance. Survey conducted prior to development. Need 300 foot buffer. Agricultural conversion has led to a decline.

BL-7

Valley Elderberry Longhorn Beetle - suggest mentioning potential effects.

TOM BURTON (TB)

Verbal Comments

TB-1

Will something be created that is not there now? How will this affect the fire department? What sorts of human uses and what levels of density will be allowed adjacent to open space components?

TB-2

Access is primary concern.

DAVE PELZ (DP)

Verbal Comments

DP-1

Look at the impacts of traditional parks particularly to water demands (stormwater and wastewater). How are open spaces maintained and treated?

DP-2

Access - integrate open spaces. How do you integrate the public and wildlife? Good to use retention pond, but what if a 100 year flood comes along and wipes out vegetation and wildlife.

DP-3

Concerned about keeping people from retention ponds.

Written Comments

DP-4

Public Works - need to discuss the questionnaire. Contact Tom Hanzo and Don Lemmon at 756-3749.

BRUCE T. MAEDA (BTM)

Verbal Comments

BTM-1

Concerned with preservation of open space and prime agricultural land. Need political will to develop open space uses.

BTM-2

Some urban uses are incompatible with open space uses. Ease the transition between the two zones. Provide agricultural buffers.

Written Comments

BTM-3

Substantial areas of open space and the preservation of prime ag [sic] lands is essential. All land conversion to intensive uses should be mitigated by at least equal amounts of land preserved for less intensive use [sic] such as prime farmland agricultural use, increase habitat, foraging area, parklands, and recreation.

GRETE KEGEL (GK)

No verbal or written comments.

VII. RESPONSE TO SCOPING MEETING COMMENTS

RESPONSE TO SCOPING MEETING COMMENTS

ROBIN CABAGNOLO (RC)

RC-1

A map of proposed Open Space Element components is provided in the Project Description section of the EIR. Additionally, copies may be requested at the City Community Development Department.

PAUL DEERING (PD)

PD-1

A discussion on growth inducing impacts can be found in the Land Use and Growth Inducing effects sections of the EIR. Please also refer to PD-1 in the Response to NOP Comments section.

PD-2

A radial alternative is considered in the alternatives section of the EIR.

PD-3

The comment is noted. Please refer to PD-4 in the Response to NOP Comments section.

PD-4

Please refer to PD-5 in the Response to NOP Comments section.

PD-5

The letter has been received.

BESS LELAND (BL)

Please refer to RC-1 above.

PRISCILLA W. WALTON (PWW)

PWW-1

A discussion of agricultural issues and agricultural conversion can be found in the Land Use section of the EIR. Agriculture of any type (conventional or organic) will be allowed within a majority of open space designations. Please refer to the Project Description section for allowable uses.

PWW-2

Please refer to PWW-1 above.

PWW-3

A comparative analysis is not included within the EIR. Potential alternatives to the revised Open Space Element are provided in the Alternatives section of the EIR.

PWW-4

The impacts of the project on agriculture are described in the Land Use section of the EIR.

Changing agricultural practices are not discussed within the EIR. Research on organic agriculture indicates that an increase in land area for organic agriculture is not always necessary to increase agricultural productivity. Crop yield (conventional or organic) is influenced by management, environment, and type of crop. In general, crop production can be increased by expanding the area planted with crops, raising the yield per unit area of individual crops or by growing more crops per year in time and space. Options for increasing yield and reducing energy inputs include: using plants or varieties with a high leaf-area index, adopting efficient planting patterns, drip irrigation and other options. (Miguel A. Altieri, Agroecology: The Scientific Basis of Alternative Agriculture, Westview Press: Boulder, Colorado 1987)

Some studies have shown that organic farming equals or exceeds conventional farming in economic performance. (Cacek & Langher Journal of Alternative Agriculture, Winter 1986, pp. 25-29)

STEVE DUFFEL (SD)

SD-1

The comment is noted.

SD-2

Allowable uses within the Davis Greenbelt are described in the Project Description and Land Use sections of the EIR. Land use designations impacts are described in the Land Use Plans section of the EIR.

STEVE GRECO (SG)

SG-1

A biological resources map appears on Exhibit 5. No scale appears on the graphic.

SG-2

The compatibility between urban uses and wildlife areas is discussed in the Land Use and Land Use Plans sections of the EIR.

SG-3

Water and drainage issues will be considered on a project-specific basis in further environmental documentation. As described in the Initial Study, under the tiering process, mitigation of site-specific effects may be deferred.

SG-4

Please refer to SG-2 above.

SG-5

The University of California, Davis has been notified of the project through the environmental review process.

SG-6

The comment is noted. A letter has not been received during the Draft EIR preparation.

SG-7

Please refer to PD-1 in the Response to NOP Comments section.

SG-8

A radial alternative is considered in the Alternatives section of the EIR.

SG-9

The revised Open Space Element provides policies regarding the use of drought-resistant and native plants. Further information on native plants is provided in the Biological Resources section.

SG-10

A minimum width of 100 feet has been established for the public access portion of the Davis Greenbelt. Minimum widths for the entire Davis Greenbelt are specified in the Project Description section of the EIR.

SG-11

The comment is noted. A letter has not been received.

DONNA LOTT (DL)

DL-1

Existing land uses and future land uses are discussed in the Land Use and Land Use Plans sections of the EIR. Land Use Plan impacts are mapped on Exhibit 14.

DL-2

The University of California, Davis has been contacted through the environmental review process. The comment is noted and forwarded to the appropriate decisionmakers.

DL-3

The population of the Planning Area is analyzed in the Population section of the EIR.

DL-4

Widths and proposed land uses in the Davis Greenbelt are discussed in the Project Description and Land Use sections.

DL-5

Currently, some proposed Connector Greenways follow drainage channels. A radial alternative is considered in the alternatives section of the EIR.

BRIAN LENZ (BL)

BL-1

Agricultural Open Space and proposed uses within this category are described in the Project Description and Land Use sections of the EIR.

BL-2

Compatibility of existing and future land uses is discussed in the Land Use and Land Use Plans sections of the EIR.

BL-3

Native plants and revegetation schemes are presented in the Biological Resources section of the EIR.

BL-4

Water quality and quantity is discussed briefly in the Public Services and Utilities section of the EIR. Please refer to SG-3 above.

BL-5

Please refer to DAS-7 in the Response to NOP Comments section.

BL-6

Please refer to DAS-8 in the Response to NOP Comments section.

BL-7

Please refer to DAS-6 in the Response to NOP Comments section.

TOM BURTON (TB)

TB-1

Possible impacts to the fire department are discussed in the Public Services/Utilities section of the EIR. The compatibility of urban uses and open space uses is described in the Land Use and Land Use Plans sections of the EIR.

TB-2

Please refer to TB-1 above.

DAVE PELZ (DP)

DP-1

Water is discussed briefly in the Public Services and Utilities section. Please refer to SG-3 above.

DP-2

Please refer to TB-1 and DP-1 above.

DP-3

Please refer to SG-3 above.

DP-4

A Public Service/Utility questionnaire has been completed and appears in Appendix A.

BRUCE T. MAEDA (TBM)

BTM-1

A discussion of open space and agriculture can be found in the Land Use and Land Use Plans sections of the EIR.

BTM-2

The compatibility of land uses is discussed in the Land Use and Land Use Plans section of the EIR.

BTM-3

A discussion of the prime agricultural land conversion and mitigation measures can be found in the Land Use section of the EIR.

GRETE KEGEL (GK)

Non-applicable.

VIII. ADJACENT JURISDICTION LETTERS

GATEWAY TO LAKE BERRYESSA



City of Winters

FOUNDED IN 1875

318 First Street

Ph. 795-4910

Winters, California 95694

MAYOR: Robert Chapman
VICE MAYOR: Roger Mosier
COUNCIL: Woody Fridge
Robert Harris
Joe R. Ogando
TREASURER: Margaret Dozier
CITY CLERK: Nanci Mills
CITY MANAGER: Perry Beck

March 21, 1990

Mr. David Worthman
STA Planning
150 Post St.
San Francisco, CA 94108

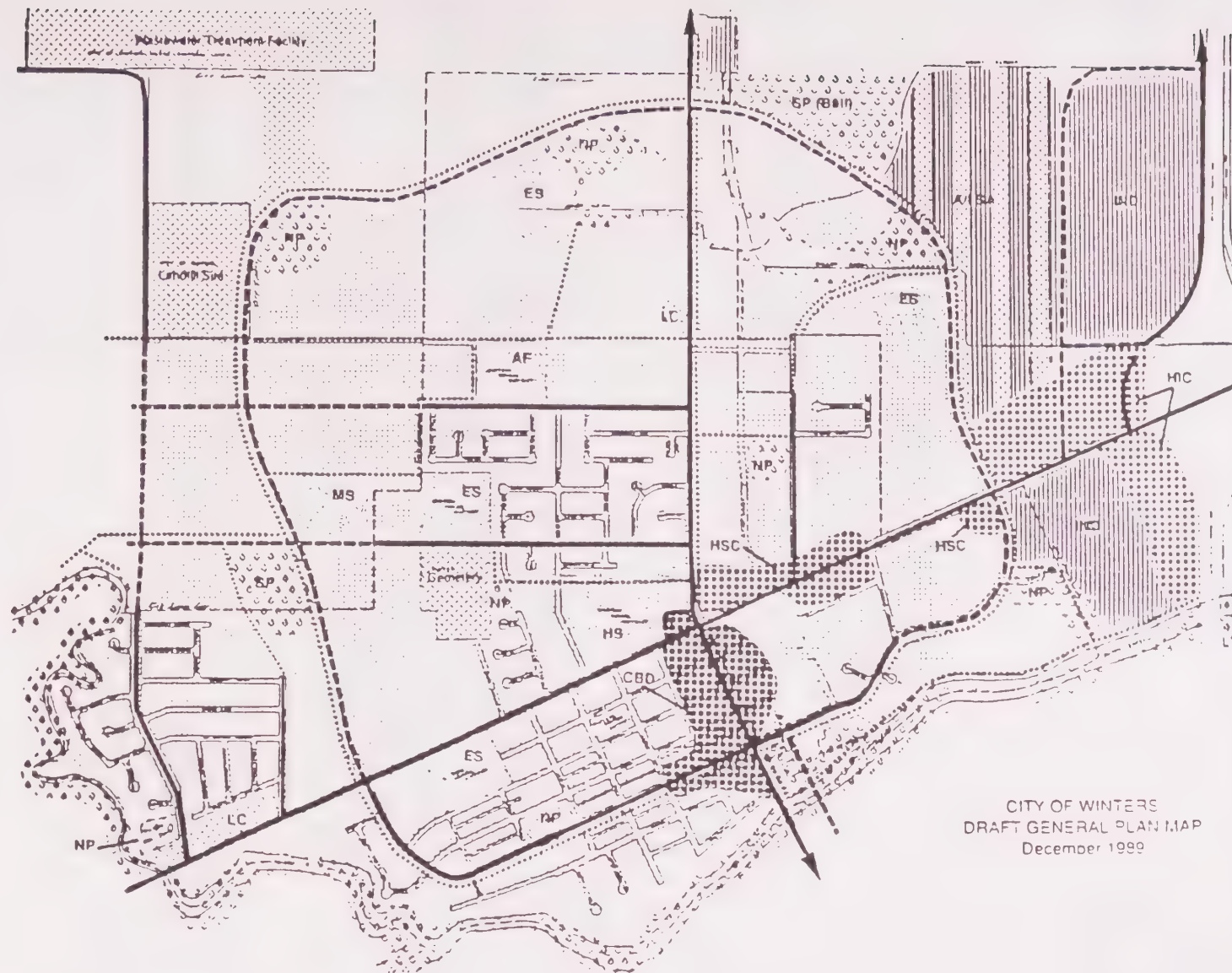
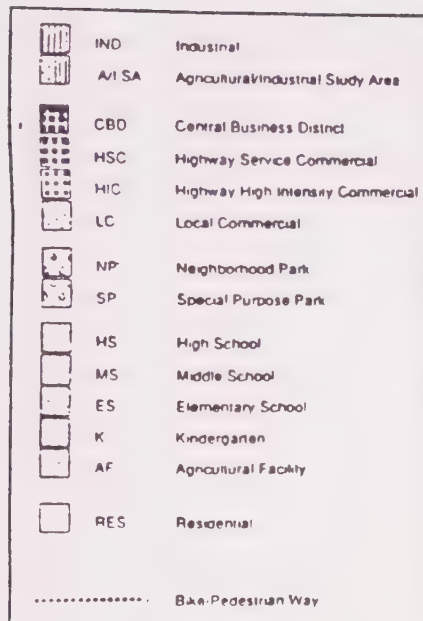
Dear Mr. Worthman,

Please find enclosed the Conservation and Open Space and Education and Recreation Elements of the Draft General Plan, as well as the proposed land use map. I hope these documents are helpful, but I caution you that everything you see is subject to change during the General Plan revision process. Copies of the entire Draft General Plan are available from this office for \$15.00.

Please don't hesitate to call if we can do more to help.

Sincerely,

Jon Robinson
Planning Intern



**DRAFT
CONSERVATION ELEMENT
FEBRUARY 1990**

CONSERVATION GOALS

Winters conservation goals are to:

- A. Protect the waterways and unique habitats of Putah and Dry Creeks.
- B. Conserve agricultural lands.
- C. Conserve water and energy.
- D. Conserve air and water quality.
- E. Reduce the production of solid waste, and increase reclamation of useable materials.

NATURAL ELEMENTS TO BE CONSERVED

A. CREEKS

Two waterways border and transect Winters: Putah Creek and Dry Creek. Before European settlement of the area, the riparian woods associated with the creeks were sometimes several miles wide. Today, the remaining vegetation along Putah Creek is part of the less than five percent of original riparian growth that survives in California.

In their present condition, Putah and Dry Creeks have very different characters. Putah Creek is lined with lush growth, including broadleaf deciduous trees, remnants of the original vegetation. Dry Creek shows vestiges of intermittent stream vegetation, such as oak, toyon, and coffee berry.

The biotic history and character of the creeks is detailed in several recent publications, including 1) Putah Creek Advisory Committee, Report to the Parks and Recreation Commission, February 1989; 2) Sullivan, Cheryl H., Putah Creek - Dry Creek: A Public Use Plan; Landscape Architecture Department, U.C. Davis, 1989; and, 3) Languenour and Meikle, Environmental Impact Report: Winters Wastewater Management System, October 1976.

B. AGRICULTURAL LANDS

Winters is surrounded by agricultural lands, including extensive areas of prime soils. Much of this land is still owned and operated by families and cooperatives, and makes a strong contribution to the economy and character of Winters. The fruits and vegetables are shipped both nationwide and to nearby metropolitan areas.

In addition to being a valuable food resource located on prime soils and close to metropolitan areas, the agricultural lands provide special assets for the residents of Winters. They physically define the City and provide open space buffers for the populations of Winters and neighboring communities.

C. AIR

Winters is located in one of the largest air basins in California and is under the jurisdiction of the Yolo-Solano Air Pollution Control District. The Sacramento Valley Air Basin has a very high pollution potential.

Meteorological and topographic conditions frequently reduce the atmosphere's ability to disperse pollutants, so that the pollutants attain relatively high ambient concentrations. Air quality problems in the Sacramento Valley result from extensive industrial, agricultural and urban development, particularly from the large number of motor vehicles.

The City of Winters is cooperating with the Sacramento Area Council of Governments (SACOG) to meet federal air quality standards. SACOG has completed a draft plan for attempting to meet the federal standards.

The Yolo-Solano Air Pollution Control District is responsible for development and implementation of transportation control measures to meet the California Clean Air Act Standards. The district is required by State of California law to have a clean air attainment plan in place by July 1991.

D. WATER

Winters is supplied with potable water from municipal wells tapping extensive aquifers that lie under the City and adjacent areas. The principal groundwater source is the Tehama Formation.

Groundwater elevation has been monitored continuously by the Department of Water Resources since 1948. Hydrographs based on this data illustrate that water surface elevation has increased slightly over the past 41 years. This is due to the influence of imported surface water, which has replaced ground water as the predominate source for irrigation.

Like all aquifers, the potable water sources are vulnerable to overdraft and contamination from the surface and contributory waters. Widespread subsidence has occurred in the Vacaville-Davis-Woodland area since the early 1960's.

CONSERVATION POLICIES AND PROGRAMS

A. CREEKS

1. A 100' setback line will be established on each side of Putah Creek, measured from the top of bank, in all areas where development does not already abut the creek. At least 50 feet adjacent to the top of bank will be used for restoration and conservation of riparian habitat. The remainder will be used for open space and recreational purposes.

Dry Creek setbacks will not be uniform for all reaches. The City will have a hydrologic and ecologic study conducted to establish appropriate setbacks before further development occurs along Dry Creek.

Where development already abuts the creeks, a setback line of 50' will be established from top of bank, beyond which no additional development, including landscaping, will be permitted. If private redevelopment of two or more adjacent lots abutting the creek should occur, an additional 50' setback will be required in order to extend the recreational open space described above.

2. The City will develop a plan for the restoration and conservation of Putah and Dry Creeks, and will work with the California Department of Fish & Game in reviewing the biological validity of the plan. The beginnings of such a plan already exist in the recent work of the Putah Creek Advisory Committee and the Putah Creek-Dry Creek Public Use Plan cited in the previous section of this element. The plan will include:
 - a. Restoration of the biotas along the two creek corridors. The biotic basis for such restoration already exists along Putah Creek, which has water all year. The effort along Dry Creek, which is an ephemeral stream, will be aimed at oaks and other trees and plants suited to a preserve along that waterway.
 - b. Definition of appropriate "zones" for habitat and recreational use along the two creek corridors.

- c. Designs and implementation mechanisms for recreation and open space uses along the creek corridor.
- d. Criteria for the planting of trees and other vegetation in setback areas on private properties adjacent to the creeks. The criteria will be aimed at creating a biotic environment compatible with the vegetation and bird and animal life in the creek corridors.

B. AGRICULTURAL LANDS

- 1. The City will work with Yolo and Solano Counties and other relevant jurisdictions to implement an areawide agricultural lands and open space conservation plan.
- 2. The future expansion of the City's municipal boundaries or urban limit line will avoid inclusion of areas of prime soils, except for such limited areas that might be necessary for logical infrastructure patterns, or where other overriding considerations require the use of such land.

C. AIR

- 1. The City will continue to coordinate with SACOG and Yolo-Solano Air Pollution Control District in planning and implementation efforts to meet federal and state air standards.
- 2. The City will encourage development and circulation patterns that reduce the use of private motor vehicles, including:
 - a. a citywide network of paths and trails,
 - b. park-&-ride facilities,
 - c. public transit, including connection to regional transportation (See Circulation Element), and
 - d. the provision of a variety of local public and commercial services.

D. WATER

1. The City will take an active role in working with local municipal and county governments and other relevant agencies to:
 - a. reduce water pollution,
 - b. conserve areawide water resources, and
 - c. explore new water sources, including the Tehama-Colusa Canal, and Winters' allocation of Putah Creek water.
2. Plans and maintenance for various types of public and quasi-public open spaces (e.g., parks, pedestrian and bicycle paths, golf courses, landscaped areas around public buildings, etc.) will emphasize drought resistant plants. The City will take steps to inform local residents of water-saving steps that can be taken in private open spaces.
3. The City will evaluate the need for requiring metering of water usage.

E. SOLID WASTE

1. The City will follow the example of numerous other cities in California and revise its ordinances to achieve maximum reduction in the production of environmentally damaging solid waste, including unacceptable food containers used by existing or future fast food operations in Winters.
2. The City will participate in Yolo County's solid waste management planning program. The basis for such a common effort is outlined in Yolo County Solid Waste Management Plan (Yolo County Department of Public Works and Transportation, October 6, 1989). The plan sets recycling goals and other criteria for adoption by Winters and other communities.

F. EROSION

A survey will be carried out to identify areas of vulnerability to erosion. At the present time such areas are primarily located adjacent to creeks and irrigation channels. In the future, the City may expand to incorporate hilly areas subject to erosion when disturbed for development or grazing.

G. NON-RIPARIAN HABITAT AREAS

At such time as the City considers incorporation of nearby hilly terrain or the relatively undisturbed areas, the criteria for incorporation and potential land use designations shall include protection of important natural open spaces and habitats.

**DRAFT
OPEN SPACE,
EDUCATION AND RECREATION
ELEMENT
FEBRUARY 1990**

OPEN SPACE, EDUCATION AND RECREATION GOALS

Winters' open space, educational and recreational goals are to:

A. OPEN SPACE

1. Balance open spaces and built-up areas throughout the community.
2. Provide a variety of types of open spaces, both natural and landscaped, to serve the recreational, health and aesthetic needs associated with the range of lifestyles in the community.
3. Integrate the various open space components (e.g., parks, pedestrian and bicycle paths, equestrian and hiking trails, schools, natural areas, etc.) into an interconnected network accessible to both local residents and visitors.
4. Utilize the open space and recreational potential of Putah and Dry Creeks in a manner that is compatible with the restoration and conservation of those natural resources.

B. EDUCATION

1. Phase development so that adequate schools and recreation facilities are in place or assured through appropriate financing mechanisms by the time new residences are occupied.

C. RECREATION

1. Provide a variety of recreational and cultural programs and facilities for all age groups to promote citywide participation.

EXISTING OPEN SPACE, EDUCATIONAL, AND RECREATIONAL RESOURCES AND NEEDS

A. EXISTING OPEN SPACE RESOURCES

Existing public and private open spaces and recreational facilities include:

1. City Park (2.4 acres of passive and active use areas),
2. Dry Creek Park (2.8 acres of neighborhood park),
3. schools (Winters High School, the Agricultural Facility, Winters Middle School, Waggoner Elementary School, and the John Clayton School),
4. the Community Center and Rotary Park Complex, and
5. the Winters Scout Cabin.

B. OPEN SPACE, EDUCATIONAL AND RECREATIONAL NEEDS

During the general plan program, the citizens of Winters articulated their desire for a range of new and expanded open spaces and recreational facilities. These included:

1. paths and trails, and passive open spaces along restored areas of Putah and Dry Creeks,
2. a cultural center in or adjacent to the central business district, with facilities to serve a spectrum of the arts,
3. a new swimming pool,
4. one or more large, special purpose parks that would accommodate a variety of ball fields for baseball, soccer, football, etc. and a gymnasium,
5. a golf course on appropriate portions of the wastewater facility site, particularly the spray fields adjacent to the treatment plant,
6. an equestrian facility near the northern periphery of the city, connected to an equestrian and hiking trail system, and
7. an interconnected community-wide network of open spaces that would include:
 - a. existing and future parks (See entry re park standards under Open Space Police and Programs: Parks),
 - b. one high school, one middle school, and four elementary schools,
 - c. recreational and cultural facilities,
 - d. tree-lined streets,
 - e. pedestrian and bicycle paths, and hiking and equestrian trails, in public rights-of-way, and where possible, in private easements (e.g., utility company easements, planned unit developments, etc.), and
 - f. one or more small urban plazas in the central business district.

OPEN SPACE, EDUCATION AND RECREATION POLICIES AND PROGRAMS

A. PUTAH AND DRY CREEKS

Putah and Dry Creeks will be restored and conserved as riparian corridors and, in a manner compatible with riparian conservation, made accessible for open space and recreational use (See Conservation Element).

B. TREE LINED STREETS

The City will develop criteria for the planting of street trees in new developments and for the maintenance of such trees by developers. Planting requirements will include the selection of shade trees appropriate to the climate, drought resistance, and the use of root sleeves and other techniques to assure vertical root growth, so that horizontal roots do not break sidewalks or curbs. Initial maintenance will include periodic saturation watering during the first three years, to assure deep rooting and future drought resistance.

C. PATHS AND TRAILS

The Community Development Department will develop a community wide system of future pedestrian and bicycle paths, as well as equestrian and hiking trails. The system will be designed to interconnect schools, parks, cultural facilities, the creeks, the Central Business District, and other significant locations in Winters.

The system will be implemented by:

1. designating and marking bicycle paths in existing and future public rights-of-way,
2. working with utility companies to permit use of utility easements for paths and landscaping,
3. requiring planned unit developments, where appropriate, to incorporate stretches of pedestrian and bicycle paths into their site plans,
4. requiring planned commercial and industrial centers to incorporate the path systems into their site plans,
5. working with the roads and recreation departments of Yolo County and Solano County to integrate local and regional paths, and
6. incorporating the pedestrian and bicycle system into plans for new parks, schools, and other public facilities in Winters.

D. CENTRAL BUSINESS DISTRICT PLAZAS

The zoning ordinance will be revised to permit development bonuses in the Central Business District for creating small urban plazas in association with new or renovated buildings. The bonuses will be granted only for plazas of acceptable design and utility and will not be granted where any building modification or razing would result in the loss of an architecturally or historically significant building or building feature.

E. SPECIAL CULTURAL AND RECREATIONAL FACILITIES

The Community Development Department will give priority to the development of the following special facilities:

1. CULTURAL CENTER

A citizens committee will be formed to explore the feasibility of constructing a cultural center. The committee will explore, as one option, the formation of a non-profit corporation to raise funds for the building and operation of such a center, with the corporation to be responsible to the City of Winters and to assure equal access and participation by the various segments of the community.

2. SWIMMING POOL AND ATHLETIC PARK

The City will designate a general location(s) for a park site(s) that will accommodate a public swimming pool and a variety of ball fields, with adequate automobile parking and pedestrian and bicycle access. A ball field complex will be located away from potential conflict with residences, in an area designated for agriculture or industry. If a new high school is built, it should adjoin the Agricultural Facility. an athletic complex (e.g., tennis courts, basketball courts, gymnasium) should be incorporated in the Recreation Facilities Plan.

3. FORMER LANDFILL

The Community Development Department will study the potential uses for this site.

4. GOLF COURSE

The City will explore the feasibility of a public golf course on the wastewater facility site, to be operated by a private firm or public entity.

5. LAKE DRAINAGE FACILITY

If a major lake drainage facility is created, the lake will be surrounded by public open spaces.

F. PARKS

In a small community such as Winters, abstract standards (e.g. acres of park per thousand persons, maximum distance from a residence to the nearest park, etc.) may not be useful indicators of need. The intimate knowledge which people have of their community, combined with the high level of local participation in recreation activities and decision making, can be more effective. The standards of the National Parks and Recreation Society (i.e., 6.25 - 10.5 acres per 1,000 persons) will be used as a general reference for the acquisition and improvement of new park and recreational sites, but these standards will be tempered by local conditions and public opinion.

The City's goals for a 2010 a.d. population of approximately 14,000 include 1) eight neighborhood parks of three to eight acres each, 2) two special purpose parks, including one for a ballfield complex, 3) a community/cultural center complex, plus restored creek corridors and public bicycle/pedestrian networks. The creek will not be calculated as part of the neighborhood park or special park acreage.

G. DAY CARE

The City will attempt to improve day care opportunities for the variety of income groups within Winters. To this end, the City will 1) encourage qualified private providers, 2) incorporate site dedications in new developments, where appropriate, and 3) cooperate with the school district and other public and private entities in trying to find varied and coordinated responses to the need.

G. JOINT USE AGREEMENTS

The City and Winters Joint Unified School District should explore the advantages of joint operation and use of recreational and cultural facilities.

MEMO REGARDING THE YOLO COUNTY WETLAND AND RIPARIAN SURVEY
November 21, 1989

FROM: Steve Chainey, project manager, Jones & Stokes Associates
TO: members of the Committee and interested parties
SUBJECT: draft outline of habitat mapping methodology and clarification of the scope of the survey

CLASSIFICATION - Attached is an outline of the wetland and riparian habitat classification system proposed by Jones & Stokes Associates for use in the survey of Yolo County [see pages 1&2]. The boundary of every wetland and riparian area within the county will be outlined on a contour map at a scale of 1:24,000 (1 inch=2000 feet).

The base maps we will use are called National Wetland Inventory (NWI) maps and were originally prepared by the U.S. Fish & Wildlife Service (FWS) as overlays onto typical U.S.G.S. topographic maps [see sample attached]. A total of 24 NWI maps is required to cover the entire county, with each map approximately 18x23 inches in size, covering about 60 square miles each.

The NWI maps prepared by FWS use a federal classification system that is very informative but too general and too technical in its approach for a county-wide survey. For example, the NWI system does not consider wildlife habitat value or the particular type of vegetation occurring on a specific wetland site. However, NWI maps provide excellent base information on the type and frequency of flooding and saturated soil conditions on a given site.

We will overlay our own Yolo County classification terminology onto the NWI maps and then check each map against recent aerial photographs of the county, followed by extensive "ground truthing" (field surveys and site visits).

CODE - An example of a typical classification code of a mapped wetland in Yolo County is as follows:

RVO - 5 - III,B

(habitat type - hydrology - value of habitat)

The code has three major components. Appearing first is a three letter code signifying the habitat type and dominant vegetation occurring at a particular site. In this example, RVO represents Riparian vegetation dominated by mature Valley Oak woodland.

Next appears a numeric code signifying the most common hydrologic or flooding conditions of the site. The example above, -5-, represents hydrology having infrequent flooding from major storm events, typical of oak woodland floodplains near large creeks and rivers.

The third component, habitat value, is rated on a scale of I to IV with IV being the highest value and I being the lowest or most degraded habitat value. Other habitat value descriptors may appear after the value rating to signify special features and wildlife use of a site. In the example above, the letter B represents an important wildlife breeding or nesting site, possibly a cluster of Swainson's hawk nests in large oak trees near a major stream.

FINAL REPORT -There will be several hundred discrete mapping units, each with its own classification code, once the mapping of wetland and riparian areas has been completed for the entire county. To simplify the presentation of this bewildering array of data, we will then prepare smaller generalized habitat type maps by dividing the county into 10 primary Landscape Units and 50-100 smaller subunits. An example of a single subunit might be Cache Creek between Rumsey and Guinda, located within the 'Cache Creek Canyon' Landscape Unit. [see the attached map showing the 10 Landscape Units]

We will prepare at least two generalized maps to accompany the final report [see page 4 attached]. One map will show the distribution of the five broad categories of vegetation types- Riparian, Marsh/Meadow, Seasonal wetland, Open water, and Artificial wetland. A second generalized map will show the distribution of significant concentrations of wildlife use with an emphasis on Special Status Species (ie. rare, threatened, or endangered; CNPS lists) and popular wildlife groups such as migrating waterfowl. These maps will be at a scale of 1:150,000 or larger.

The Final Report will contain a narrative description of the unique and outstanding wetland and riparian features of each Landscape Unit, including the primary habitat types and wildlife groups present. A habitat value comparison matrix of all 50-100 subunits will accompany the narrations, along with photographs of typical habitat types in Yolo County.

A complete printout of the most recent Yolo County records from the Natural Diversity Data Base (NDDDB) of the California Department of Fish & Game (DFG) will also be included in the Final Report. This data base includes descriptions of all known recordings of Special Status species, their habitat types, and the dates and locations of their sightings.

WETLAND REGULATIONS -A layman's guide to state and federal regulations affecting wetlands will accompany the Final Report. Some activities or land uses in wetland areas, such as grading, dredging or filling for urban development, may require special permits subject to the jurisdiction of state or federal agencies. Not all wetlands are "jurisdictional wetlands" under Section 404 of the Clean Water Act, however.

The layman's guide will help planners and others to recognize the types of wetlands and wildlife species in Yolo County that are generally subject to state or federal regulation or protection.

SCOPE OF PROJECT -The survey and report by Jones & Stokes Associates will present a scientifically-based inventory and evaluation of wetland and riparian areas within Yolo County, using standard survey methods. The results of the survey will provide planners, policy makers, landowners, and citizens with a defensible natural resource inventory to serve as a guide for a variety of future planning efforts, whether regional or local in scale.

However, the survey will not represent an official delineation of Section 404 "jurisdictional wetlands" within the county. This determination must be made on a site-specific basis as part of an environmental review process. Mapping "jurisdictional wetlands" is a complex and field-intensive method, specified by the Army Corps of Engineers (COE) and the Environmental Protection Agency (EPA), and requires many hours to delineate a single site of just a few acres. This is usually paid for by the landowner or project proponent.

An additional clarification about the scope of the survey by Jones & Stokes is that we will not be recommending county policy or ordinances regarding wetland and riparian resources, nor will we recommend specific revisions to the County General Plan's Conservation Element. The survey results will provide a basis for making informed decisions in the future regarding the conservation and stewardship of significant natural resources of concern to the residents of Yolo County.

YOLO COUNTY WETLANDS AND RIPARIAN WOODLANDS SURVEY
 Draft Classification Plan 11/19/89

HABITAT CLASSIFICATIONS: (5 primary habitat types; 19 total)

Code	Habitats	Dominant Species/Condition
R-	Riparian (5)	
-VO	Valley Oak	valley oak; includes relict isolated stands
-CF	Cottonwood Forest	mature cottonwood trees
-WF	Willow Forest	mature willow trees
-WS	Willow Scrub	shrubby willows and immature trees
-NW	Non-Woody	rocky or brambles or ruderal herbaceous cover
M-	Marsh/Meadow (3)	
-FW	Freshwater Marsh	cattail, bulrush, tule
-FM	Perennial Moist Meadow	wildrye grassland; overland flow pasture
-RW	Ruderal Wetlands	disturbed or managed wetlands; duck clubs
S-	Seasonal wetlands (4)	
-GW	Gravel Wash	seasonally flooded gravel bars; dry arroyos
-AS	Alkali Sink	salt grass, medit. barley; alkali balds & mudflats
-VP	Vernal Pools	<i>Flagiobothrys, Lasthenia, Downingia, etc.</i>
-MF	Mudflats	mudflats in spring; summer-swamp timothy, etc.
OW-	Open water (4)	
-L	Lakes	deep water lakes
-P	Ponds	shallow water ponds and farm impoundments
-T	Tidal sloughs	tidal North Delta area sloughs and channels
-S	Streams	backwater pools; low gradient, perennial creeks
AR-	Artificial wetlands (3)	
-R	Rice paddies	cultivated rice fields
-F	Flood control basin	not modified for wildlife habitat
-O	Other	disturbed, seasonally flooded; ditches; bare soil

HYDROLOGIC MODIFIERS: [more than one hydrologic modifier may be used]

Code-	Condition/duration	(N.W.I. map code)
1-	permanent flooding and open water	(H,F,G)
2-	seasonal flooding for long durations in winter	(C,D)
3-	intermittent flooding, natural or induced, typically for short durations following rain events	(J,W,Z)
4-	saturated soil and shallow water tables	(B,E,Y)
5-	infrequent flooding from major storm events	(upland floodplains)
6-	artificial flooding, ie. rice fields	(K)
7-	tidal influence, permanent open water	(I & N,R,S,T,V)

HABITAT VALUE* MODIFIERS: [to be determined during the field surveys and in consultation with skilled biologists who are familiar with specific areas of Yolo County]

Code-	Value/condition
IV-	excellent, pristine; uniquely undisturbed and/or prime breeding sites
III-	good; above average condition and/or breeding sites
II -	fair or average condition; insignificant breeding potential
I -	poor condition; disturbed habitats; low habitat potential

In addition to the habitat value ratings **I-IV** above, the following additional descriptors may be applied to particular sites:

- B -** major breeding or nesting site for unique wildlife species
- D -** disturbance on site or adjacent to site (eg. off-road vehicles, periodic removal of vegetation, etc.) diminishes intrinsic habitat potential
- L -** listed state or federal special status species present; refer to narrative and to site number on work prints
- W -** winter roosting and gathering site for unique species

LANDSCAPE UNITS (10): for mapping and narrative descriptions

No.	Title/Landform	(Major Features)
1.	Cache Creek Canyon-	(Blue Ridge; Capay Valley to Capay Dam)
2.	Dunnigan Hills-	(Hungry Hollow; Capay Hills; Bird Valley west of I-5)
3.	Colusa Basin-	(east of I-5; Sacramento River-Howells Ldg. to Grays Bend)
4.	Lower Cache Creek-	(Capay Dam to Cache Creek Settling Basin)
5.	Rocky Ridge-	(Cottonwood Canyon; Chickahominy Slough; Dry Creek)
6.	Willow Slough Drainage-	(east of Winters Canal; west of Yolo Bypass; Dry Slough and Willow Slough Bypass)
7.	Putah Creek-	(Monticello Dam to Putah Creek Sinks; old North Fork)
8.	Upper Yolo Bypass-	(Fremont Wier to below Putah Ck. Sinks; Sacramento River-Grays Bend to Sacramento Bypass)
9.	Lower Yolo Bypass-	(below Putah Ck. Sinks to Prospect Slough; Glide Ranch marsh and other tidally influenced areas)
10.	West Sacramento & Delta Area-	(Turning Basin; Deep Water Channel; Babel and Elk Sloughs; Sacramento River-Bryte to Courtland)

COMPONENTS OF SURVEY REPORT AND PRODUCTS:

MAPS-

- * field maps and overlays on National Wetland Inventory (N.W.I.) base maps; scale 1"=2000 ft.(1:24,000); 24 sheets cover the entire county
- * generalized maps(2) at scale 1:150,000; one showing habitat types and one identifying primary areas of wildlife use in the county

SURVEY-

- * classification scheme and descriptions of typical habitat types
- * habitat evaluation and rating criteria (and field methods)
- * narrative descriptions of landscape units (10) and subunits (estimate 50-100 total), including apparent vegetation trend and patterns of wildlife use
- * photographs of typical wetland & riparian habitat types in Yolo County
- * executive summary and matrix of landscape units (habitats, value, etc.)
- * complete county-wide file of all known occurrences and locations of special status species from the Natural Diversity Data Base of DFG

GENERAL USE-

- * guide to using the Wetlands & Riparian Woodlands Survey and maps, with examples for county planning purposes
- * layman's guide to existing wetland regulations and endangered species laws, including COE's Sect.401 & 404, DFG's 1601/1603 permits, NEPA/CEQA in relation to special status species, SCS's Swampbuster Act, CNPS and Audubon lists, and local ordinances





DEPARTMENT OF
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 200
SACRAMENTO, CA
95814-2998

BUILDING INSPECTIONS
916-449-5716

PLANNING
916-449-5604

March 6, 1990

Jaime Maldonado
STA Incorporated
150 Post Street, Suite 630
San Francisco, CA 94108

Dear Mr. Maldonado:

As per your request regarding the City of Davis revised Open Space Element EIR, we are sending to you a copy of the City of Sacramento Conservation and Open Space Element and the General Plan land use map.

I hope this information will help you during the project.

Sincerely,

Gary Ziegenfuss
Associate Planner

GZ:pc
GZ0101

CONSERVATION AND OPEN SPACE ELEMENT SECTION SIX CONTENTS

<u>CONTENTS</u>	<u>PAGE</u>
INTRODUCTION.....	1
OVERALL GOAL.....	1
OPEN SPACE CATEGORIES.....	1
OPEN SPACE FOR THE PRESERVATION AND CONSERVATION OF NATURAL RESOURCES.....	3
Plant Life.....	3
Wildlife.....	4
Physical Features and Settings.....	5
CONSERVATION OF, AND OPEN SPACE FOR, THE MANAGED PRODUCTION OF RESOURCES....	8
Agricultural Lands.....	8
Range Lands.....	8
Woodlands.....	8
Aggregate Deposits.....	9
OPEN SPACE FOR OUTDOOR RECREATION.....	9
American River Parkway Plan.....	11
Sacramento River Parkway Plan.....	11
Utility Easements.....	11
Cal Expo.....	12
Other Recreational Features.....	12
CONSERVATION AND OPEN SPACE NEEDS FOR PUBLIC HEALTH AND SAFETY.....	12
Ground and Surface Water.....	12
River Levees.....	12
SPECIFIC GOALS, POLICIES, ACTIONS.....	12
Preservation of Natural Resources.....	12
Conservation of, and Open Space Used for, the Managed Production of Resources.....	16
Outdoor Recreation.....	17
Public Health and Safety.....	18

LIST OF TABLES

<u>TABLE</u>		
1	Existing and Planned Open Space Acreage.....	2

LIST OF MAPS

<u>MAPS</u>		
1	Existing Flood Plains, Waterways, Vernal Pools - 1986.....	6
2	Identified Aggregate Resource Areas.....	10

CONSERVATION AND OPEN SPACE ELEMENT

INTRODUCTION

The General Plan is based upon urban development of the City. Many existing open space areas will be built upon within the next twenty year period. This Element identifies current open space areas, and which of those are planned for retention as open space to serve Sacramento's urban environment of the future.

Sacramento is an urban area. The conservation and development of natural resources will occur within this urban framework. On the other hand, the Sacramento region has significant high quality open space areas devoted to agriculture and recreational uses. The City portion and its sphere of influence has two rivers, water with hydraulic force potential and minerals in the form of aggregate. Sacramento also has special urban open space qualities which should be preserved.

Sacramento needs to look at both its urban qualities and at the nearby rural qualities. Development on open space areas is inevitable as the City continues to grow and attracts further development. The challenge is to provide for the development of the City and at the same time determine what conservation and preservation measures should be taken that will provide a well balanced environment for generations to come.

Table 1 indicates existing and planned inventory of vacant lands, and planned open space areas within the City.

OVERALL GOAL

Achieve and maintain a balance among the conservation, development and utilization of planned open space and natural resources.

The Sacramento region has become one of the fastest growing areas in the United States. A major reason for this fast growth is the City's livability. In order to maintain this livability, a balance will need to continue between development and environmental factors. Those environmental factors include water quality and supply, flood control, recreational open space, agricultural lands in nearby unincorporated areas, mineral deposits and plant and wildlife preservation.

OPEN SPACE CATEGORIES

The following use definitions taken from Government Code Section 65560 are used in this Element to describe open space for the preservation of natural resources, for the managed production of resources, for outdoor recreation, and for public health and safety:

- o Open space for the preservation of natural resources including, but not limited to, areas required for the preservation of plant and animal life, including habitat for fish and wildlife species; areas required for ecologic and other scientific study purposes; rivers, streams, bays and estuaries; and coastal beaches, lakeshores, banks of rivers and streams, and watershed lands.

Table 1
Existing and Planned Open Space Acreage

Community Plan Area	All Existing Open Space				Vacant Existing Open Space				Planned (Year 2016) Open Space			
	Park, Recreation	Water	Agriculture	Total	Park Recreation	Water	Agriculture	Total	Park, Recreation	Water	Agriculture	Total
Airport-Meadowview	229	0	1,662	1,891	68	0	0	68	297	0	0	297
Airten-Arcade	195	58	72	325	0	0	0	0	195	58	0	253
Central City	240	33	143	416	37	0	0	37	277	33	0	310
East Broadway	138	0	1,002	1,140	0	0	0	0	138	0	0	138
East Sacramento	435	52	185	652	0	0	0	0	435	52	0	487
Land Park	110	95	95	300	0	0	0	0	110	95	0	205
North Natomas	0	0	8,777	8,777	1,650	0	190	1,840	1,650	0	190	1,840
North Sacramento	452	0	3,575	4,027	361	0	0	361	813	0	0	813
Pocket	462	58	1,212	1,732	20	0	0	20	482	58	0	540
South Natomas	848	0	2,012	2,860	124	0	0	124	972	0	0	972
South Sacramento	95	0	3,345	3,440	52	0	0	52	147	0	0	147
Total Gross Acres	3,204	296	22,060	25,560	2,312	0	190	2,502	5,516	296	190	6,002

Sources: 1985 City Land Use Inventory

Note: Data for North and South Natomas include some County area

- o Open space used for the managed production resources, including but not limited to, forest lands, rangelands, agricultural lands and areas of economic importance for the production of food or fiber; areas required for recharge of ground water basins; bays, estuaries, marshes, rivers and streams which are important for the management of commercial fisheries; and areas containing major mineral deposits, including those in short supply.
- o Open space for outdoor recreation, including but not limited to, areas of outstanding scenic, historic and cultural value; areas particularly suited for park and recreation purposes, including access to lakeshores, beaches, and rivers and streams; and areas which serve as links between major recreation and open-space reservations, including utility easements, banks of rivers and streams, trails, and scenic highway corridors.
- o Open space for public health and safety, including, but not limited to, areas which require special management or regulation because of hazardous or special conditions such as earthquake fault zones, unstable soil areas, flood plains, watersheds, areas presenting high fire risks, areas required for the protection of water quality and water reservoirs and areas required for the protection and enhancement of air quality.

OPEN SPACE FOR THE PRESERVATION AND CONSERVATION OF NATURAL RESOURCES

PLANT LIFE

Much of the urbanized area of Sacramento contains a variety of introduced flora common to an urban area. There are, however, several "untouched" areas which contain a variety of natural flora species.

The most dominant flora feature of the urbanized area is the large number of street trees throughout the City. There are approximately 200,000 street and park trees within the City limits. New plantings exceed removals by about 2,000 per year. Sacramento's efforts in tree planting and preservation have put it on the honorable mention list eight consecutive years as a "Tree City USA".

The older trees, some having been planted at the turn of the century, are being plagued by arboreal insects, diseases and parasites which are threatening the health and aesthetics of these early planted species.

In 1977, a program of gradual removal and replacement of elm trees began to curb the spread of Dutch Elm disease. Mistletoe is another problem common throughout the area. The City provides help and supplies tools to the private sector to cut the parasite out of the trees it affects.

The City also started a "Heritage Tree" program, the purpose of which is to protect the very old trees that have a minimum trunk circumference of 100 inches. When such a tree is found in a developing area, no construction is allowed within the drip line and one half again the distance between the drip line and the trunk of the tree.

The major non-urban areas in the City where native flora species still thrive are in North Natomas and in South Sacramento within the Laguna stream floodplain area.

In North Natomas, several well-developed stands of cottonwood-willow riparian woodland vegetation are present. These sites generally border drainage canals and the Sacramento River. Non-wooded riparian plants found in the area are tule, cattails, sedges, bulrushes and blackberry stands.

A large portion of the remaining area is devoted to agriculture, mainly rice, wheat, corn, tomatoes, sugar beets and safflower. Small groves of oaks, black walnut and eucalyptus occur throughout the area.

Special study plants which could occur throughout the area are Bird's Beak, Downing, Hedge-Hyscop and California Hibiscus.

In South Sacramento, there is a larger variety of grassland flora. Some of these grassland species are Blow Wives, Meadow Barley, Narrow-Leaved Orthocarpus and Butter-and-Eggs. The City portion of Laguna Creek has been heavily grazed and does not have any tall grasses or shrubs along its banks. A variety of vegetation exists in the vernal pools.

There are not many trees located in the open space areas of South Sacramento. Some of the native trees that are in the area are Cottonwood, Valley Oak and Willow. Some may qualify as "Heritage Trees". There are some Blue Green (Eucalyptus) trees present, but they are not native to the area. There are no known endangered or special status flora species in the area.

WILDLIFE

As is the case with vegetation, the wildlife within the more urbanized areas of Sacramento are limited to domesticated animals, rodents and song birds.

In the North Natomas and open areas in South Sacramento, there is a large variety of wildlife species in the riparian woodland area along the drainageways. The area provides stop overs for migratory songbirds as well as roosting and cover for other animals.

The Sacramento and American Rivers contain a number of different fish species including salmon and Steelhead Trout and Shad.

The special-status, threatened, and endangered animals in the natural settings around the City are: Peregrine Falcon, Swainson's Hawk, Giant Garter Snake, Black-Shouldered Kite, Ringtail, Burrowing Owl, Short-Eared Owl, Prairie Falcon, Western Yellow-Billed Cuckoo and the Valley Elderberry Longhorn (VEL) Beetle whose habitat is in the American River Parkway and along portions of the Sacramento River as well.

PHYSICAL FEATURES AND SETTINGS

Vernal pools are a unique natural resource and a phenomenon to California's Central Valley. A vernal pool exists when the ground water recharge is at grade level thereby causing a natural pool. The pools fill to their various depths during the winter and dry up in the spring or early summer depending on their depth. Unique flora species, as well as more general flora species, exist in the pools.

Vernal pools are located in both North and South Sacramento. As agricultural and urban construction grading occurs in and around the pools, the pools are either left in a degraded condition or plowed and graded under. In order to retain a vernal pool in its undisturbed and natural state, it is important to protect its surrounding watershed which in turn protects the natural hydrology. The defensibility of pool watersheds will determine the feasibility of any conservation effort. Map 1 indicates the location of the City's floodplains, waterways and vernal pools.

Sacramento has a number of creeks (streams) running through it. In North Sacramento, there are Dry, Magpie and Arcade Creeks. In South Sacramento there are Morrison, Elder and Laguna Creeks. These creeks are in varying stages of neglect, misuse and are being polluted.

Dry Creek originates in Sutter County and flows in a southwesterly direction through North Sacramento where it is channelized and flows into the East Main Drainage Canal between Ascot and Main Avenue which is sparsely populated. This area is also considered a 100 year floodplain.

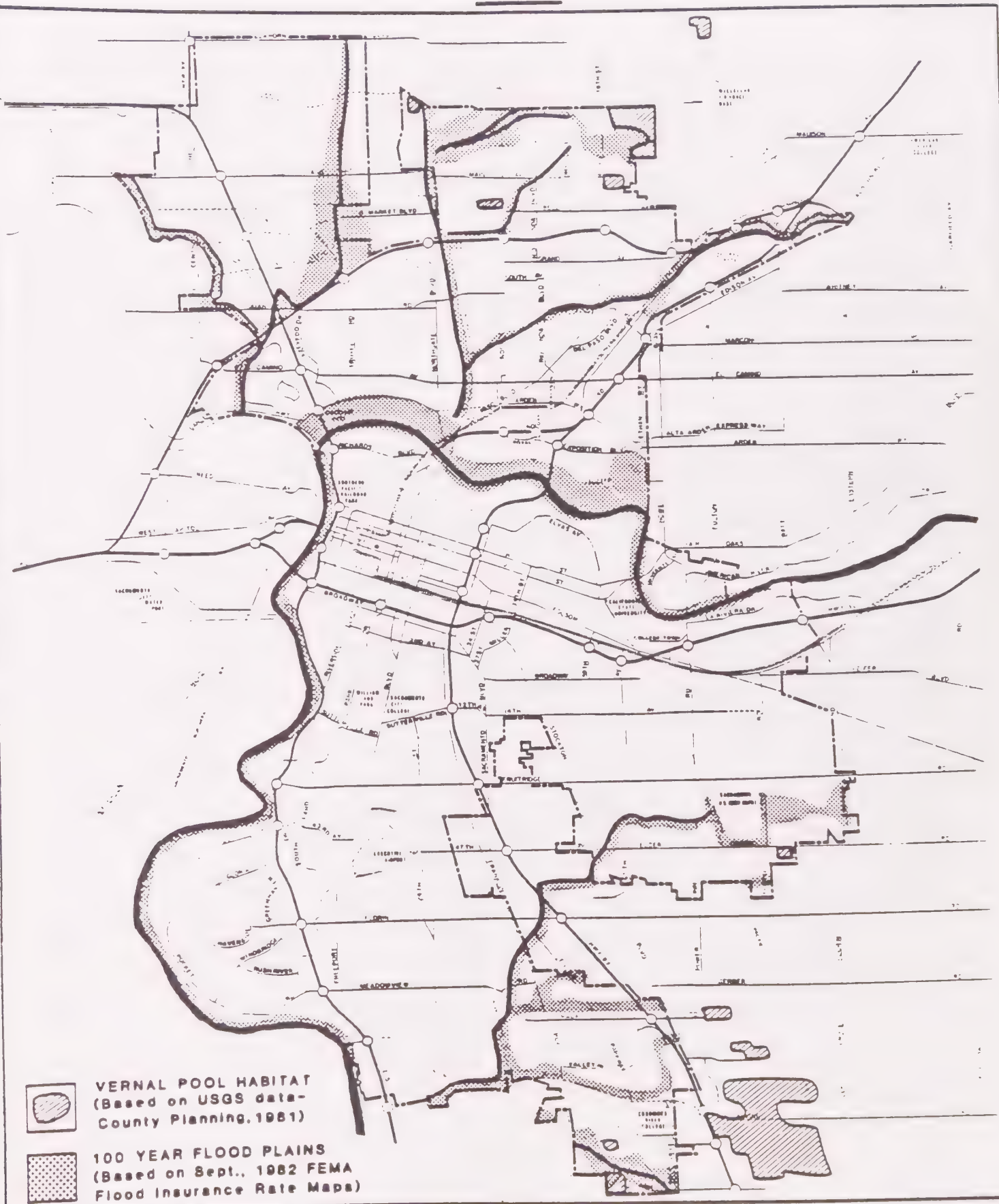
Magpie Creek originates in McClellan Air Force Base and flows southwesterly to a point near I-80 and Norwood Avenue where it then flows parallel to the freeway and westerly to the East Main Drainage Canal. It too has a 100 year floodplain between the freeway and Main Avenue in the North.

Arcade Creek, the largest of the three in North Sacramento, originates in Orangevale and flows southeasterly through Del Paso Park, forms the northern boundary of Haggin Oaks Golf Course then flows through the heart of North Sacramento to the East Main Drainage Canal. It is channelized through the populated areas and has levees on either side. It has flooded Hagginwood and Strawberry Manor Parks in recent years causing concern and damage to properties in the community.

None of the three creeks are appropriate for any kind of passive and non passive recreational uses. Arcade Creek does offer an aesthetic environment as it flows through the various parks and some neighborhoods.

Morrison Creek drains about 100 square miles above its confluence with Laguna Creek. Its waters do support fish, wildlife, and riparian vegetation. Morrison Creek is confined by levees within the City limits before it flows into Beach Lake.

Laguna Creek drains an area of 47 square miles above its confluence with Morrison Creek. The creek supports fish, wildlife, riparian vegetation, livestock watering, irrigation and some fishing.



EXISTING FLOOD PLAINS, WATERWAYS, VERNAL POOLS 1986

WATERWAYS (includes:
rivers, creeks, drainage
canals)

Elder Creek runs parallel to Morrison Creek and drains approximately the same amount of area. Its flow is channelized within the City limits. These three creeks plus smaller ones in the area (Unionhouse, Florin and Strawberry) make up the Morrison Creek Stream Group.

In 1963, Congress authorized the U.S. Corps of Engineers to prepare a flood control study of the Morrison Creek stream group. The study was completed in 1972 and submitted to Congress in 1975. In 1976, Congress authorized advanced engineering studies on a multi-purpose project involving an 11,000 acre-foot reservoir on Elder and Laguna Creeks, diversion of Morrison Creek flows to this reservoir, levee and channel work on streams east of I-5, and a 7,800 acre flood retardation basin in the Beach-Stone Lake area. Phase I studies for this project should be completed in 1986 or 1987. These studies will include reevaluation of the earlier flood control study in view of watershed urbanization since 1972 and the Corps of Engineers new rainfall runoff modeling of the Morrison Creek basin.

As South Sacramento becomes more developed, rainfall runoff will become more of a problem and nuisance flooding will increase as will the 100 year floodplain for the Creeks in the area. The increase of runoff from newly urbanized areas will pollute the Creeks and Beach Lake even more so. The Public Facilities Services Element will address the issue of storm drainage.

If the federal project is not implemented, the Creek beds and sidewalls would need to be paved with concrete, thereby eliminating the floodplain.

A Laguna Creek Floodplain Alternatives Study was prepared in 1984 which analyzed three alternative channelization proposals: channelization, modified 500 foot wide floodplain channel and no channelization. The first two alternatives would have conservation and open space impacts.

Sacramento has an extensive system of floodways which protect most of the City from flooding. Levees constructed by the U.S. Army Corps of Engineers along the American and Sacramento Rivers, the East Main and Sacramento Drainage Canals and along Arcade Creek have provided flood control. As development occurs in the North Natomas, North Sacramento and South Sacramento areas, and impervious surfaces increase; floodways will need to be engineered and built. The February 1986 storm exceeded the 100-year storm criteria and as a result taxed the floodway systems for Arcade, Magpie and Dry Creeks. In South Sacramento, engineering recommendations have been made for the Morrison Creek and Laguna Creek floodplains to accommodate a 100 year storm.

Although the floodways are utilized for what they are designed for - to relieve the river and stream channels during the winter storm period - they are virtually underutilized the rest of the year, with the exception of the American River Parkway. Many of the floodways become a dumping area for old tires and other debris. The City has no development guidelines for the floodways which could provide both active and passive recreational open spaces when they are not used for the diversion of storm runoff.

Watersheds within the City of Sacramento have, for the most part been covered with impervious surfaces. Those watersheds which remain are basically in North Natomas, north of Main Avenue in North Sacramento, in the Meadowview area and in the Laguna Creek area of South Sacramento. The Meadowview area is becoming rapidly urbanized and the North Natomas area will become urbanized, making it necessary to construct floodways and storm sewers. Urban infill in the remaining relatively small undeveloped areas would not cause an appreciable adverse impact.

CONSERVATION OF, AND OPEN SPACE FOR, THE MANAGED PRODUCTION OF RESOURCES

AGRICULTURAL LANDS

The City of Sacramento was built on some of the most fertile soil found anywhere. Although much of the City's agricultural lands have been consumed by urbanization, there is some fertile land still under cultivation in the North Natomas Community and adjacent County lands. Likewise, the area south of Sacramento and extending into the Delta; and the area west of Sacramento and extending towards Davis and beyond are high producing agricultural lands. The land to the east of Sacramento becomes less and less fertile, but is well suited for grazing livestock.

The North Natomas Community had approximately 6,730 acres of agriculturally zoned land under cultivation at the time the Community Plan was adopted in May, 1986. A determination has been made to retain 190 acres of agriculturally zoned land under built out conditions as identified in the North Natomas Community Plan. In addition, a 500 foot wide strip is provided to buffer urban uses and active agricultural uses. This buffer will be in public ownership and may not be converted to urban uses. The adjacent County land contains several thousand acres of agriculturally zoned land that is prohibited from being urbanized.

Crops grown in North Natomas are rice, tomatoes, wheat, corn, sugar beets, safflower, oat hay, alfalfa, and specialty crops such as kiwis. The yields from these crops exceed the California averages.

RANGE LANDS

In the Sphere of Influence area to the east and southeast of Sacramento the soil is not as fertile and will not support such intense agricultural production as the alluvial fan soils found near the American and Sacramento Rivers. The soil does support grassland species and is good range land for raising livestock.

WOODLANDS

Sacramento has what is known as riparian woodland along the river banks of the American and Sacramento Rivers and to some extent along the creeks and floodways. As mentioned, these areas are the nesting habitat for several wildlife species, some of which are on the special species and endangered species lists. The American River Parkway Plan and the Sacramento River Parkway Plan encourage the preservation and enhancement of their respective riparian woodlands.

AGGREGATE DEPOSITS

Existing minerals in and around Sacramento consist of fine (sand) and coarse (gravel) construction aggregates. Construction aggregates come from two different sources, hardbed rock sources and river channel (alluvial) sources. The eastern part of the Country must rely on hard rock sources which is mined by blasting and crushing bedrock. In the western United States alluvial deposits are in abundance, but the distance to usable markets determine cost effectiveness as well as adjacent land uses.

Most aggregate that is used by contractors in the area comes from the present and former drainage sources of the American River and its floodplain. The area which contains construction aggregate ranges in width from one to five miles wide and 20 miles long. The majority of this area, known as the American River Resource Area, is located one to four miles south of the present American River channel. In the past, this area has met the construction demands of the Sacramento area, but is now reaching a point of depletion. The resource itself still exists - billions of tons - but development on or adjacent to these lands has resulted in the preemption of the available resources to the point where Sacramento will be importing its construction aggregate within the next five to 15 years depending on land use decisions within the County. The County has recently adopted a series of policies on land use decisions where aggregate resources are present. The City of Sacramento has only one viable aggregate site remaining. This is the City owned Granite Quarry located just south of Highway 50 at Florin-Perkins Road. Aggregate extraction is currently taking place and reclamation plans have been approved by the City. (see Map 2) The remaining identified deposits are within the protected American River Parkway and northwest of Elder Creek Road and Elk Grove-Florin Road where development exists, infrastructure improvements are in place, or construction is imminent.

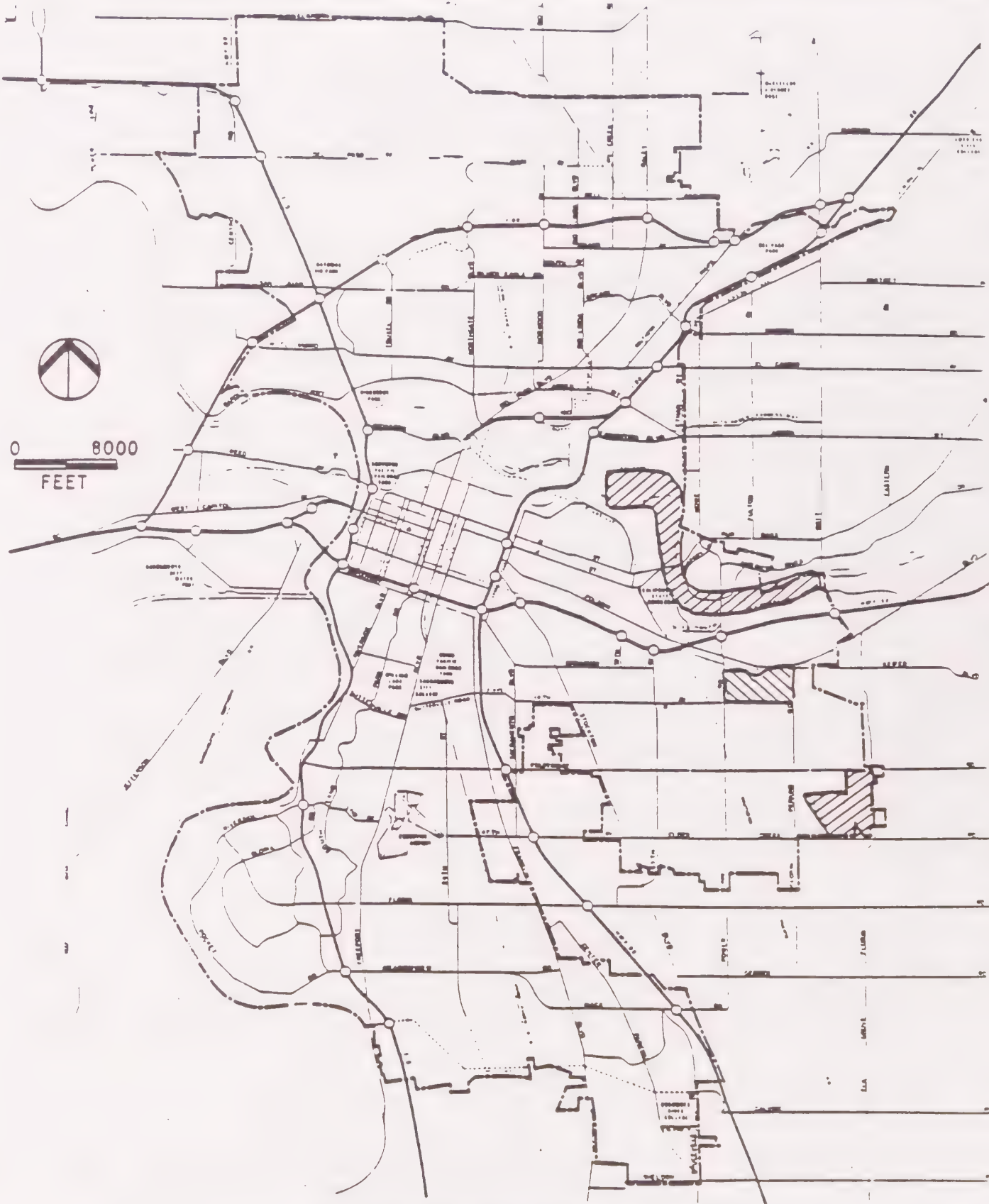
The Surface Mining and Reclamation Act (SMARA 1975) requires cities and counties to include mineral land classification information prepared by the State Geologist in the General Plan. SMARA also requires the development of policies which preserve the classified lands. The City wishes to comply, recognizing that it is limited in terms of further extraction options.



OPEN SPACE FOR OUTDOOR RECREATION

Regional, community and neighborhood parks are an important aspect of open space. Since they are public facilities and are maintained as such, public parks are addressed in the Public Facilities and Services Element.

People living in the Sacramento area are very fortunate to have beautiful rivers. The American and Sacramento Rivers are unique regional resources and should be managed to provide for a combination of preserving the natural open space, protecting the quality of the environment and contributing to the recreational opportunities. The American River Parkway Plan and the Sacramento River Parkway Plan were developed and adopted by their respective government bodies. Other City landmarks that provide outdoor recreation but are not City owned or managed also contribute significantly to the overall open space inventory. Major ones in this category are referenced below.

Map 2



- IDENTIFIED AGGREGATE RESOURCE AREAS
-  GRANITE QUARRY SITE
 -  OTHER SMARA IDENTIFIED MINERAL DEPOSIT AREAS

AMERICAN RIVER PARKWAY PLAN

The American River Parkway Plan (Amended in 1986) addresses the "lower river" from its confluence with the Sacramento River at Discovery Park to Folsom Dam which is 29 miles upstream. This segment of the river is classified as a "recreation" river within the State and Federal Wild and Scenic River System. The Parkway itself is of varying widths on both sides of the river.

SACRAMENTO RIVER PARKWAY PLAN

The Sacramento River Parkway Plan (adopted in 1975) addresses the area within the City limits of Sacramento. The boundaries of the area are the confluence of the American and Sacramento Rivers at Discovery Park to the north, I-5 to the east, City limits of Freeport to the south and midchannel (City limits) of the Sacramento River to the west.

The components of the Sacramento River Parkway Plan are different from the American River Parkway Plan. The Sacramento River is classified as an "urban" river. There are a number of constraints to the Parkway which do not occur to the American River Parkway. Access to the parkway is difficult by both auto and foot. The parkway levee and berm are easily eroded by rain, flooding and wave actions from boating. Because the area is zoned "flood plain" the area is limited to simple facilities which can withstand inundation. Natural habitat is limited to a few areas. The area is narrow and in some areas this presents a problem where conflicting uses such as train tracks occur. Several areas along the levee and berm are privately owned. Residents who own property along the levee are opposed to any public development and use with the levee. A number of agencies would be involved in the parkway development which would create coordination problems. Several agencies are presently involved with maintenance of the levee. Problems with vandalism and trespass throughout private property along the levee have occurred. Funding development of the parkway by the City could be difficult.

Both the American River Parkway Plan and the Sacramento River Parkway Plan offer specific strategies, goals, and policies for the conservation, preservation, enhancement and utilization of their respective areas.

There are twenty-one marinas on the Sacramento River adjacent to the metropolitan area, and only one sanitary pump out station. In 1986 the City began to expand its Miller Park marina. Boats are often restricted to no more than five miles per hour. The riparian vegetation along the Sacramento River has been reduced to five percent of its predevelopment abundance. What vegetation is left is very important to human enjoyment of the river corridor and to the wildlife along the levee embankments.

UTILITY EASEMENTS

There are a number of utility easements throughout the Sacramento area that offer long uninterrupted open space. Some of these are being utilized for other activities such as bicycling and horse back riding. The South Natomas, North Natomas and North Sacramento Community Plans contain policies to provide recreational uses within the utility easements whenever possible.

CAL EXPO

Cal Expo, the State fairgrounds facility, contains a large amount of underutilized open space. This open space is used as overflow parking during the State Fair, occasional concerts and a Saturday flea market. The site has potential for other uses behind the levee, not within the American River flood plain.

OTHER RECREATIONAL FEATURES

Sacramento is also fortunate in having other major land use features containing large open space areas. These include the State Capitol Park, Sutter's Fort, California State University, various sports complexes and golf courses.

CONSERVATION AND OPEN SPACE NEEDS FOR PUBLIC HEALTH AND SAFETY

GROUND AND SURFACE WATER

Ground and surface water quality, distribution and conservation issues are contained in the Public Facilities and Services element. The open space issues as they relate to ground and surface water are addressed throughout this element.

RIVER LEVEES

The many miles of river levees along the American and Sacramento Rivers offer a unique open space experience while providing for the public's health and safety. The levee system is varied and complex, particularly along the Sacramento River. The levee system along the American River extends from Nimbus Dam to its confluence with the Sacramento River. The crown of the levee system is used for bicycling, horse back riding, running, walking and for authorized vehicle access. Vistas of both an urban and rural character are enjoyed from the levees.

SPECIFIC GOALS, POLICIES, ACTIONS

PRESERVATION OF NATURAL RESOURCES

Goal A

Implement the Master Plan for Park Facilities and Recreation Services.

The Parks and Community Services Department has developed a comprehensive plan for the acquisition, development, and maintenance of parks, open spaces and flora in public areas. The standards in the Parks Master Plan are desired goals and not minimum requirements. The Master Plan is part of the General Plan and is updated from time to time.

Policy 1

Continue programs for the planting and maintenance of trees, grass, floral displays and other public landscapes both in the parks and on other City land such as street medians, public buildings and grounds.

The City has an extensive street tree program. Efforts to maintain and enhance this program should be encouraged.

Policy 2

Continue to implement the Heritage Tree program.

The City's Heritage Tree program assures that heritage trees appearing on any new development proposals will be retained according to the City Ordinance affecting such trees. It is important that this program continue.

Policy 3

Continue to assist the efforts of the County and the Sacramento Tree Foundation in identifying, acquiring, and creating appropriate locations for urban forests and greenbelts.

Such appropriate locations may include, if development of the bufferlands surrounding the SRCSD waste water treatment plant prove infeasible, open space lands subject to flood hazards, lands delineating urban and rural uses, and sites containing significant native plant communities.

Goal B

Retain the riparian woodlands and grassland vegetation along the waterways and floodways in North Natomas and South Sacramento insofar as possible.

Policy 1

Protect the wooded areas along the waterways and drainage canals insofar as possible.

There are several well-developed stretches of Cottonwood-Willow riparian woodlands along the drainage canals which offer habitat to wildlife species of which many are endangered.

Policy 2

Explore ways to conserve a modified floodplain environment along Laguna Creek in South Sacramento to the extent feasible.

The City should protect the modified floodplain along Laguna Creek and conserve some of the natural ecosystem along the creek when the surrounding area is built out.

Goal C

Conserve and protect the planned open space areas along the American and Sacramento Rivers, floodways and undevelopable floodplains to the extent feasible.

Policy 1

Retain the habitat areas where known endangered wildlife exists to the extent feasible.

The elderberry bushes along the Sacramento River and American River Parkway are the home and food for the threatened VEL Beetle. The riparian woodland along the American River and agricultural drainage areas are roosting and cover areas for the following endangered species: Peregrine Falcon, Swainson's Hawk, Giant Garter Snake, Black Shouldered Kite, Ringtail, Burrowing Owl, Prairie Falcon, and the Western Yellow-Billed Cuckoo. Eliminating the natural flora in these areas would lower the chances for these species to exist; and in the case of the VEL Beetle, it would become extinct without the Elderberry bush.

Policy 2

Encourage the State Department of Fish and Game to retain and enhance the fish communities in the area's waterways.

The American and Sacramento Rivers and the various waterways provide a large number of fish species including anadromous species which return each year from the sea. Care must be taken to protect these species from being overfished and programs must be supported that will enhance their populations for generations to come.

Goal D

Work with the County of Sacramento to identify, protect and enhance physical features and settings that are unique to the area to the maximum extent feasible.

There are areas such as vernal pools and ancient Indian burial grounds that are within the City's Sphere of Influence which should be managed by a coordinated effort between the City and County.

Policy 1

Conserve vernal pools with rare and endangered species to whatever extent feasible.

Vernal pools offer unique vegetation not found anywhere else and provide wildlife habitat for various species. Their destruction due to urbanization is inevitable. Those vernal pools that have been identified to contain endangered plant species should be retained to whatever extent feasible.

Policy 2

Work with all interested parties to protect ancient burial grounds threatened by development activity and preserve their artifacts, either on-site or at a suitable relocation, to the extent feasible.

Ancient Indian tribes used various locations within the City limits and influence area for burial grounds. These burial grounds are a unique heritage. When threatened by development, these sites should be evaluated for their content and uniqueness. The sites should either be preserved or their contents removed and preserved at a new location depending upon an analysis of the site and the development factors involved.

Goal E

Establish development standards for water related open space lands throughout the City to enhance the visual amenities of these uses.

Policy 1

Explore ways to reverse degradation and pollution and enhance the natural beauty and wildlife habitats of creeks and drainage canals.

Many of the creeks have been degraded and polluted within their open space and channelized areas as urbanization occurred. Steps are being taken to reverse the degradation and to enhance the stream beds and adjacent floodplain areas.

Policy 2

Explore ways to preserve the undeveloped open space areas and wildlife habitats along Dry Creek, Arcade Creek, Magpie Creek, the East Drainage Canal, the area south of Woodlake Park, Morrison Creek, Elder Creek, Laguna Creek, Sacramento Drainage Canal and Beach Lake.

The open space floodplain areas along the creeks and drainage canals offer habitat to migratory fowl and other wildlife, some being endangered species, and offer limited opportunities for passive recreation. The only alternative is to channelize the creek beds and turn the floodplain areas into impervious surfaces, thereby creating drainage impacts.

Policy 3

Design new floodways to be built in North Natomas and South Sacramento, to be aesthetically pleasing and offer limited passive recreation as well as wildlife sanctuaries.

Instead of becoming unusable and debris-ridden when they are not being used to store floodwater, the floodways that will need to be built in North Natomas and South Sacramento should have design amenities so that they may be used for open space recreation and wildlife sanctuary places.

CONSERVATION OF, AND OPEN SPACE USED FOR, THE MANAGED PRODUCTION OF RESOURCES

Goal A

Retain land inside the City for agricultural use until the need arises for development, and support actions of Sacramento County to similarly conserve its land until needed for urban growth.

Almost all agricultural land in the City is located in North Natomas. Accordingly, phasing the conversion to urban uses through implementation of the North Natomas Community Plan policies is the only policy applicable within the City's current boundaries.

Policy 1

Phase the conversion of agricultural lands to urban uses while implementing the policies of the North Natomas Community Plan.

The general development agreements and the PUD process will consider and provide for the orderly phasing of development, and implement the policies that have been set.

Policy 2

Work with Sacramento County to explore the feasibility of an agricultural preservation plan.

Preservation tools such as transferable development credits could be examined as well as other programs which are being used effectively in other parts of the State and country.

Goal B

Comply with the State's Surface Mining and Reclamation Act requirements, and conserve newly discovered aggregate deposits for extraction and land reclamation wherever feasible.

Policy 1

Adopt the Surface Mining and Reclamation Act map and mineral land classification information.

The Surface Mining and Reclamation Act's map and its mineral classification and designation information prepared by the State Geologist is hereby incorporated by reference and made a part of this Plan as if fully set forth. A copy of this map classification and designation information is on file at the Planning and Development Department.

Policy 2

Continue to have aggregate deposits extracted and the reclamation plan implemented for the Granite Quarry site at Florin-Perkins Road south of Highway 50 until the resource is depleted.

The Granite Construction Company leases the quarry from the City of Sacramento. Upon full extraction and reclamation there is a unique opportunity to develop the site with recreational uses.

Policy 3

Encourage research and data gathering efforts aimed at locating and identifying mineral resources within the City and County, and use this information in a long-range and continuous mineral resource conservation effort integrated into comprehensive planning programs.

Policy 4

Adopt implementing procedures to aid in the preservation and possible future extraction of any newly discovered mineral resource areas.

The City recognizes the importance of conserving and developing identified mineral resources and will use the information prepared by the State Geologist and the County in its ARMTAC Report when making land use decisions.

OUTDOOR RECREATION

Goal A

Conserve and protect the Sacramento and American Rivers, their shorelines and parkways.

The Sacramento and American Rivers are regional resources for open space, recreation and the enhancement of the natural ecosystems. The Sacramento area is very fortunate to have two rivers that contain a high quality of water that support numerous fish and amphibian species. Further encroachment of either river should not occur.

Policy 1

Implement the goals and policies of the 1986 American River Parkway Plan.

The 1986 American River Parkway Plan is a comprehensive plan for the American River Parkway. This plan has been adopted by the City and contains goals and policies of the City.

Policy 2

Implement the goals and policies of the Sacramento River Parkway Plan, and amend the Plan to include updated information and recommendations from the Sacramento River Marina Carrying Capacity Study.

The Sacramento River Parkway Plan is a comprehensive plan for the Sacramento River Parkway. This plan has been adopted by the City and contains goals and policies of the City. The plan, however, should be updated to reflect the present condition of the parkway and the needs of the City. Recommendations for the City from the Sacramento River Marina Carrying Capacity Study were prepared for the California State Lands Commission, May 1986, and should be reviewed and approved by the City Council.

Policy 3

Prepare and adopt plans for including more recreational activities within utility easements whenever possible.

Utility easements offer opportunities for a number of varied recreational uses. These opportunities should be taken advantage of and appropriate recreational uses should be provided along the easements.

Policy 4

Work with the State to develop additional use of its open space areas at Cal Expo in a manner consistent with the American River Parkway Plan.

Cal Expo, as a centrally located facility with a considerable amount of unused open space, should be considered for additional recreational activities. These new uses would be located in the open space area behind the levee, not within the American River flood plain.

PUBLIC HEALTH AND SAFETY

Goal A

Continue to work toward providing a levee system which protects the community from flood related hazards and makes use of its open space areas where appropriate.

Policy 1

Support levee reconstruction with appropriate crown widths for recreational use to the extent feasible.

Levee crowns offer potential for compatible and varied recreational uses. There are a number of levee crowns along the Sacramento River levee system that could offer more recreational benefits when they are improved.

IX. PUBLIC SERVICE/UTILITY QUESTIONNAIRES

February 22, 1990

Dave Pelz
Public Works Director
City of Davis
23 Russell Boulevard
Davis, California 95616

CITY OF DAVIS

FEB 23 1990

PUBLIC WORKS

SUBJECT: CITY OF DAVIS REVISED OPEN SPACE ELEMENT EIR

Dear Mr. Pelz:

STA Planning, Inc. has been contracted by the City of Davis to prepare the Revised Open Space Element Environmental Impact Report (EIR). The area of analysis consists of 84 square miles in and around the City of Davis. A complete project location and description is attached.

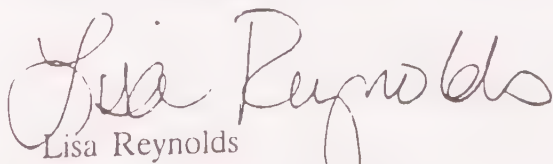
We are sending you the attached public service/utility questionnaire to complete our analysis of existing water, sewer, drainage, and other facility conditions and potential public service/utility impacts related to the proposed project. Please reply no later than March 21, 1990. You may mail or FAX your completed questionnaire to our San Francisco office at the following address:

STA Planning, Inc.
150 Post Street, Suite 630
San Francisco, CA 94108
FAX: (415) 296-8065

Due to time constraints we would appreciate a response as soon as possible. If you have any questions or concerns please contact me at (415) 296-7760.

Sincerely,

STA PLANNING, INC.


Lisa Reynolds
Assistant Project Manager

Attachments: Utility Questionnaire
 Project Description

cc: Erin Maclean, City of Davis Community Development Department

Water, Sewer, Drainage & any other
Public Works Facilities

CITY OF DAVIS UTILITY QUESTIONNAIRE

1. What type of services do you provide?

WATER/SEWER/DRAINAGE/STREET MAINTENANCE
Some Lighting/

2. List the names and locations of the facilities serving the project area, their approximate distance from the area, their capacity, and the level at which they are presently operating. If none, please indicate.

DRAINAGE - CHANNEL A RUNS FROM HWY 113 EAST TO
102 THEN EAST TO WILLOW SLOUGH. 800 CFS

NORTH PUTAH CREEK DRAINAGE CHANNEL IS LOCATED IN
SOUTH DAVIS. 400 CFS

EL MACERO DRAINAGE CHANNEL SOUTHEAST DAVIS - 400 CFS

3. What level of service, if any, do you provide to the project area at this time?

~~None~~

OPERATE THE DRAINAGE PUMP STATIONS - ANNUAL
CHANNEL MAINTENANCE IS PROVIDED. THIS
INCLUDES: SILT REMOVAL
WEED CONTROL
BRUSH REMOVAL

4. Will the proposed project adversely impact the level of service you presently provide?

WILL INCREASE LEVEL OF SERVICE REQUIREMENT
(SEE ATTACHED CONCERNS)

5. What are the current plans, if any, for expansion of your facilities (include use, location, capacities, and completion dates). Include any of these which may serve the project area.

None planned for project area.

6. Will the project create a need for the expansion of facilities or the addition of staff? If so, give a brief description of anticipated needs.

*Depending on final land use - (See attached concerns)
Facilities/services will be required on that basis*

7. Is there revenue budgeted for such an expansion? If not, what methods will be used to secure capital revenue?

8. Please explain how you determine service demands (i.e. standard consumption/generation rates, etc.).

*Existing area/per capita consumption base line with
factors for future expansion.*

9. What problems do you foresee in servicing this project? Identify any particular concerns.

SEE ATTACHED.

10. What measures can you recommend for mitigating project impacts that may be incorporated into the project?

*These measures should be considered during development
of site specific plans*

Please fill in the information below should we need to contact you. Please call Lisa Reynolds at (415) 296-7760 should you have any questions.

Name and title of person completing questionnaire Don Lemmon
Tom HANZO

Phone Number 916-756-3799

WATER

- Proper destruction of abandoned Ag Wells
- Standards for use of on-site Ag Wells
- Use of existing water supply for "green spaces"✓
- Affect or habitate areas on groundwater quality/quantity
- Enhancement of surface supply distribution system
- Siting of new wells
- Water conservation related to greenbelt/park maintenance✓
- System protection to avoid X-connections
- Reference B&C Report & Urban Water Management Plan✓

SEWER

Maintenance of access to trunk line MH's /

Water/effluent re-use (affect on NPDES permit) /

Service to restrooms/rest stops/

Existing sewer easements

Use of greenbelt easements for extension of sewer lines /

Public access to overland flow treatment system which is also a /
wildlife habitat

DRAINAGE

- Potential for needed stormwater treatment (NPDES permitting) ☞
- ✓ Liability issues related to changing channels/diverting water ☞
- ✓ Long-term maintenance of channels ☞
- ✓ Who will have responsibility for the maintenance of various features ☞
(ponds, greenbelt, multi-use channels, etc.)
- Enforcement of public use regulations to prevent erosion, dust,
destruction of property
- Relationship between City and private groups (environmentalists,
homeowners, & others)
- Changes in operational plans for ponding and pumping facilities ☞
- ✓ Maintenance cost increases - security - signing ☞
- ✓ Increased public access needs staffing to respond and resolve ☞
problems and questions
- Design standards for dual-purpose facilities ☞
- To what extent should drainage fees be used to enhance the public
access for purposes of aesthetics, wildlife and open space
enjoyment?
- ✓ Vector control - gnats, mosquitoes, rodents, ET

CITY OF DAVIS UTILITY QUESTIONNAIRE

1. What type of services do you provide?

See Page 4.

2. List the names and locations of the facilities serving the project area, their approximate distance from the area, their capacity, and the level at which they are presently operating. If none, please indicate.

Please refer to attached: General Plan map of facilities, Brochure map of facilities, Davis Greenway Plan conceptual map of facilities and connectors. Will also require maintenance facilities, interpretive centers, kiosks, etc.

3. What level of service, if any, do you provide to the project area at this time?

Since the external portion of the project area is not defined or designed, no services are provided.

4. Will the proposed project adversely impact the level of service you presently provide?

Obviously additional acreage/facilities related to Project will adversely impact current level of service without additional/compensating resources (materials, labor, utilities, equipment, etc.)

5. What are the current plans, if any, for expansion of your facilities (include use, location, capacities, and completion dates). Include any of these which may serve the project area.

Please refer to Major Projects Financing Plan for dates, costs, locations, uses, etc.; North and West Ponds (habitat areas); golf course expansion; General Plan and Specific Plans (South, East).

6. Will the project create a need for the expansion of facilities or the addition of staff? If so, give a brief description of anticipated needs.

Depending on magnitude of Project; should create demands for: enforcement interpretive services, maintenance (intensity/standards unknown), development on-going planting programs, visitor/interpretive centers), new programs (equestrian, wildlife management, nature study areas, demonstration farm/ag., etc.), maintenance facilities, etc.

7. Is there revenue budgeted for such an expansion? If not, what methods will be used to secure capital revenue?

Acquisition, development and maintenance can be funded via the Landscape and Lighting Act should the City chose. Currently the funded through the General Fund.

8. Please explain how you determine service demands (i.e. standard consumption/generation rates, etc.).

After determination of standards and expectations of design have been established, appropriate demands could be based on visitor hours, potential user fees, bond measures, proportionate assessment districts, grants, etc. Service demands in this community are often generated by user groups and commissions.

9. What problems do you foresee in servicing this project? Identify any particular concerns.

Establishment and maintenance of programs which address: public safety; security and enforcement; wildlife and habitat maintenance; interpretive services; recreation needs; public access; conflicts between special interest groups; vehicle use (autos, ORV's, mountain bikes, etc.).

10. What measures can you recommend for mitigating project impacts that may be incorporated into the project?

See Page 4.

Please fill in the information below should we need to contact you. Please call Lisa Reynolds at (415) 296-7760 should you have any questions.

Name and title of person completing
questionnaire

JEANIE HIPPLER
Parks & Community Services Director

Phone Number (916) 756-3747

CITY OF DAVIS UTILITY QUESTIONNAIRE

1. What type of services do you provide?

Provide (Develop and maintain) public areas and facilities in an aesthetic, safe and clean environment where people have an opportunity to enjoy leisure experiences.

Areas and facilities can include: neighborhood and District Parks, Greenbelts, open space and wildlife habitat areas, street trees and landscaped corridors, athletic fields/complexes, building/office entries and patios, play apparatus areas.

Should include: offices, buildings, theaters, community centers, pool complexes, fire and police stations, gymnasiums, etc.

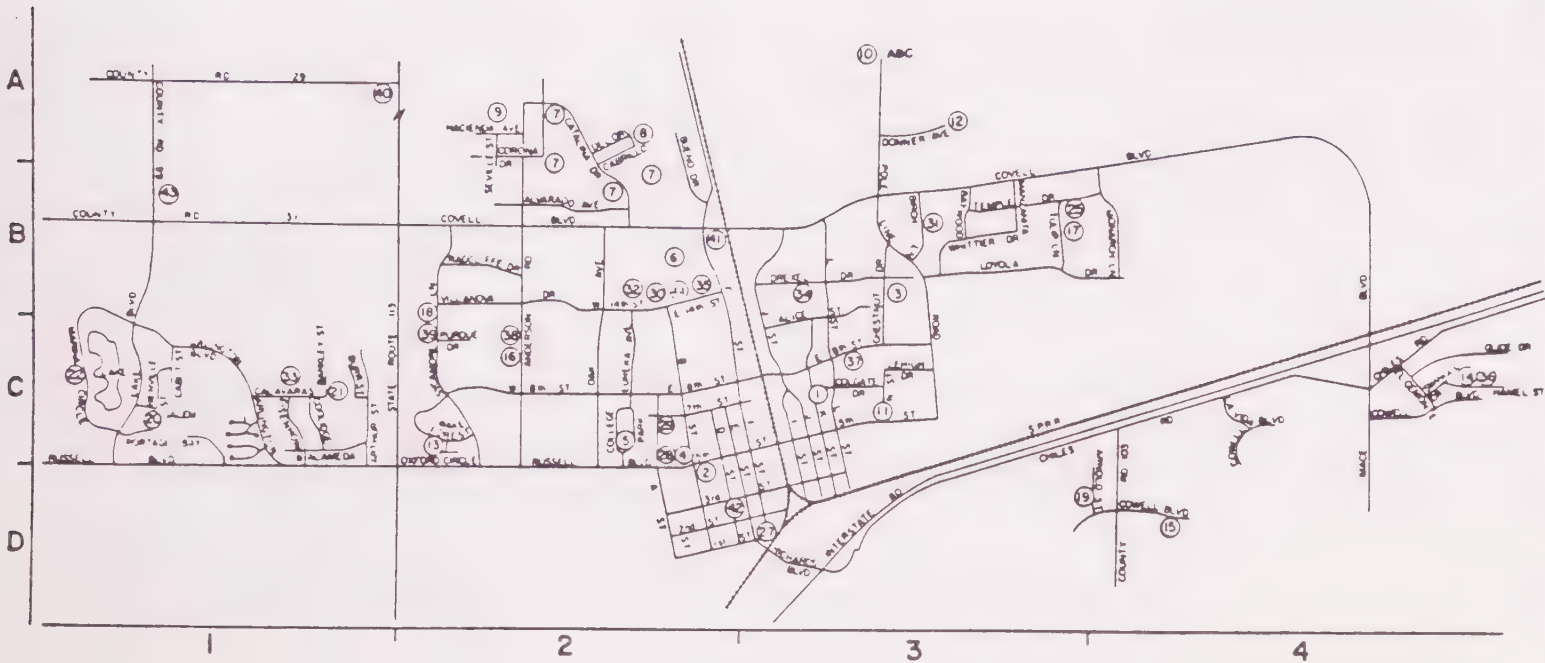
10. What measures can you recommend for mitigating project impacts that may be incorporated into the project?

GOOD COMMUNICATION IN PLANNING!!!

Gain public support and involvement; work closely with agencies and entities, private landowners, special interest groups, politicians, volunteer groups, etc.; land acquisition policies should be consistent and fair; extol benefits and influence on "Quality of Life"; identify funding sources early on.

PARK AND FACILITY LOCATIONS

Listed alphabetically under headings



PARKS

1. Cedar Park C-3
2. Central Park D-2
3. Chestnut Park B-3
4. Civic Center Park C-2
5. College Park C-2
6. Community Park B-2
7. Covell Greenbelt A-2
8. Covell Park A-2
9. Hacienda Park A-2
10. Landfill Park A-3
 - A. Central Valley Wildlife Reserve
 - B. Go-Cart Recreational Facility
 - C. Photo Voltaic Demonstration Research Facility
11. N Street Mini Park C-3
12. Oak Grove Park A-3
13. Oxford Circle Park C-2
14. Pioneer Park C-4
15. Putah Creek Park D-4
16. Redwood Park C-2
17. Slide Hill Park B-3

18. Sycamore Park B-2
19. Village Park D-3
20. West Manor Park C-1
21. Westwood Park C-1
22. Whaleback Park C-1

POOLS

4. Civic Center Pool C-2
6. Community Pool B-2
25. Davis Manor Pool B-3
33. Emerson Pool C-1

SCHOOLS

31. Birch Lane School B-3
32. Davis High School B-2
33. Emerson Jr. High School C-1
34. Holmes Jr. High School B-3
35. North Davis School B-2
36. Pioneer School C-4
37. Valley Oak School C-3

38. West Davis Elementary School C-2
39. West Davis Intermediate School C-2

OFFICES AND CENTERS

3. Chestnut Park Roundhouse B-3
4. Civic Center Gym C
27. Downtown Recreation Bldg. D-3
28. Parks & Community Services Dept., City Offices and City Council Chambers C-2
29. Senior Citizens Center C-2
30. Veterans' Memorial Center B-2

OTHER FACILITIES

40. Golf Course A-1
41. Little League Fields B-2
42. Pence Gallery D-2
43. Sutter Davis Hospital B-1
44. Davis Branch Library B-2

ENJOY YOUR PARKS!

Reservations for picnic areas can be made by calling the Parks & Community Services Department at 756-3747. Reservations are on a first-come, first served basis and may be made a maximum of 18 months in advance but must be made at least 7 days in advance. A fee is charged ranging from \$10 for groups under 50 to \$75 for large community-type events plus a refundable cleaning/damage deposit ranging from \$20-\$100.

Signs are posted in each area and all areas have tables, BBQ facilities and shade. Volleyball nets and balls are available for rent.

Applicants must be Davis residents and no commercial sales are allowed.

Field rentals must be made a minimum of two weeks in advance and are not taken without a \$20 deposit at the time of reservation. Fields rent for between \$10 and \$20 per hour plus a cleaning and damage deposit.

DID YOU KNOW?

The Parks and Community Services Office is open from 7:00 a.m. to 6:00 p.m. Monday through Friday. We are also open during the lunch hour from 12:00 noon to 1:00 p.m.

If you've never been to our offices at 23 Russell Boulevard (at the corner of Russell and B Streets), please feel free to stop by. We are located in the historic red brick building which originally housed the old Davis Senior High School. Interesting displays, job announcements, extra brochures and lots of friendly information are available for the asking.

PARK FACILITIES

	Approx. Construction Date	Total Acres	Tot Lot	Play Equipment	Reservable Group Picnic Area	BBQ Grills for Small Groups	Restroom Facility	Open Field Space	Adjacent to Elemen. School	Tennis Courts ■ = Lit Courts	Backstop	Hard Court Area	Horseshoe Pits	Pool Complex	Dog Exercise Area	Amphitheatre	Volleyball Standards	Reservable Softball Diamond	Frisbee Golf Course	Bike Path Connect. Grnblt.
CEDAR	'56	.5	●	●		●							●							
CENTRAL	'37	2.2	●	●	100		●													
CHESTNUT	'63	6.1	●	●		●	●	●		■	●	●					●			
CIVIC CENTER COMPLEX	'81	10.5			35									●				●		
COMMUNITY	'66	28	●	●	300		●	●	●	■	●	●		●	●	●	●	●		●
COVELL	'75	5.2	●	●		●	●	●		●										●
HACIENDA	'82	1.0	●			●						●								
N STREET	'77	.23	●			●														
OAK GROVE	'88	2.6	●	●		●		●				●								●
OXFORD CIRCLE	'74	4.0			200	●		●								●	●		●	
PIONEER	'74	5.8	●	●	100		●	●	●	●	●	●			●		●			
PUTAH CREEK	'81	1.8	●	●		●		●												●
REDWOOD	'63	3.2	●	●		●	●		●	■										
SLIDE HILL	'75	12	●	●	100		●	●		●	●	●		●	●		●			
SYCAMORE	'74	5.8	●	●					●	●					●					
VILLAGE	'79	.8	●	●																●
WEST MANOR	'87	5.0		●		●	●	●		●		●					●			
WESTWOOD	'78	5.8	●	●	50		●	●			●	●					●			
WHALEBACK	'80	1.5	●	●		●														

CITY OF DAVIS UTILITY QUESTIONNAIRE

1. What type of services do you provide?

The Davis Police Department is a full-service law enforcement agency, including administrative, investigative and field-services divisions.

2. List the names and locations of the facilities serving the project area, their approximate distance from the area, their capacity, and the level at which they are presently operating. If none, please indicate.

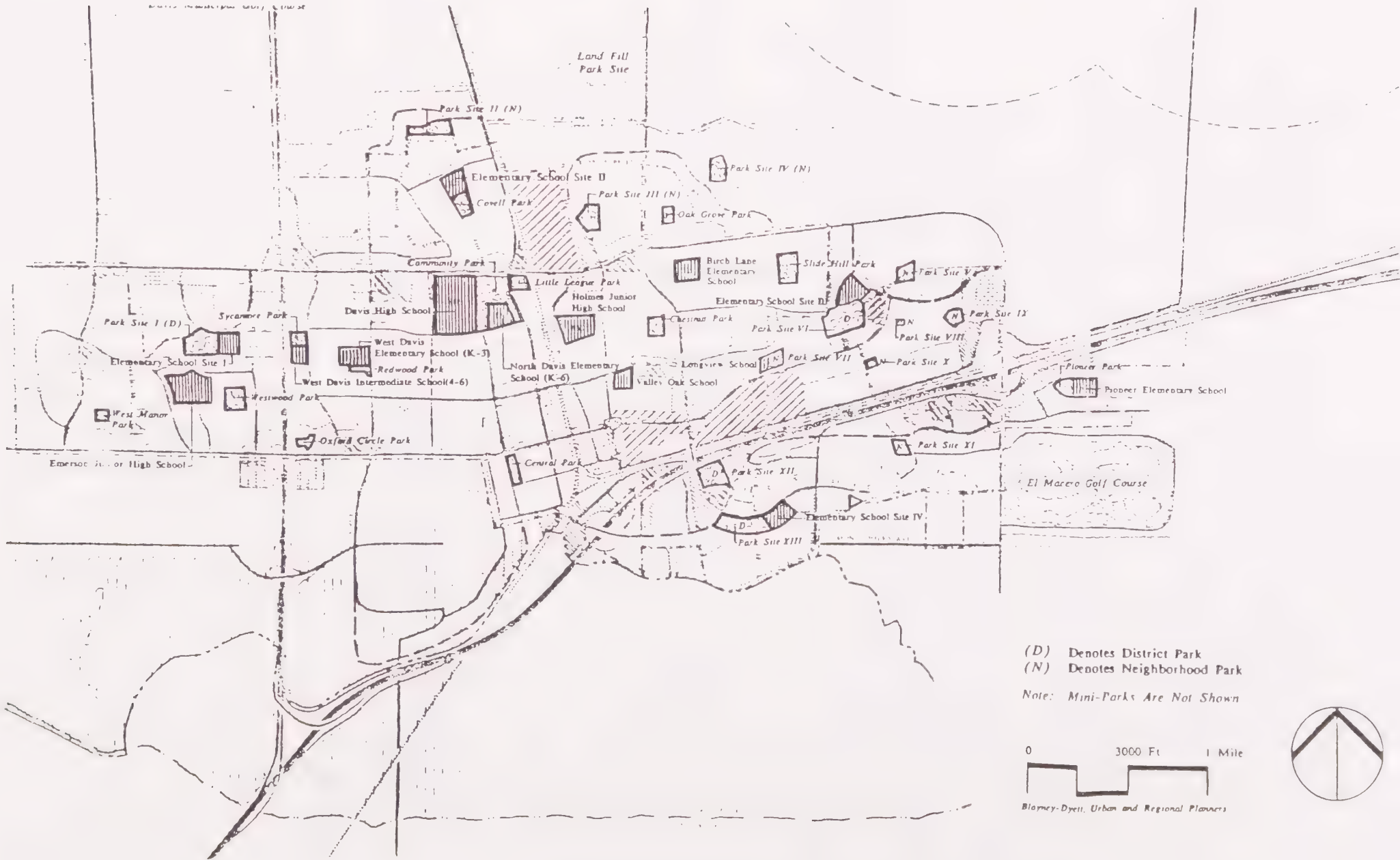
The Davis Police Department has one centrally-located facility situated at 3rd & F streets in the downtown area. The department has 52 authorized sworn positions, 16 nonsworn positions, and 17 temporary, part-time positions. The Department is currently operating at capacity.

3. What level of service, if any, do you provide to the project area at this time?

Since all components are currently outside city limits, the Davis Police Department would not provide service at this time. Incorporation of any or all of this project would result in police service being included.

4. Will the proposed project adversely impact the level of service you presently provide?

The proposed project will not have an adverse impact on the level of service provided by the Davis Police Department. The only impact will be eventual development of unincorporated areas between existing city limits and the proposed open space areas, which will be dealt with on a proposal-by-proposal basis.



5. What are the current plans, if any, for expansion of your facilities (include use, location, capacities, and completion dates). Include any of these which may serve the project area. Long range planning projects a move of administrative services from the police facility at 3rd & F streets, to the Civic Center, Russell & B, at some point in the future. Sometime afterward, it is also projected that a new, larger police facility will be built on the site of the existing Fire Department Headquarters, 5th & E streets, and the lot adjacent to the west.

If the proposed move of administration to the Civic Center takes place, the vacated portion of the police facility will be renovated to accommodate a larger police force.

6. Will the project create a need for the expansion of facilities or the addition of staff? If so, give a brief description of anticipated needs.

Not at this time. As mentioned in question#3, as development takes place in the unincorporated area between the city limit and the proposed open space, an impact on police services will take place and be dealt with on a case-by-case basis.

7. Is there revenue budgeted for such an expansion? If not, what methods will be used to secure capital revenue?

8. Please explain how you determine service demands (i.e. standard consumption/generation rates, etc.). Calls for service as compared to number of officers and non-sworn personnel, and population.

9. What problems do you foresee in servicing this project? Identify any particular concerns.

None at this time.

10. What measures can you recommend for mitigating project impacts that may be incorporated into the project?

All greenway bicycle and pedestrian paths should be wide and durable enough to support emergency vehicles for routine patrol and/or medical response.

Please fill in the information below should we need to contact you. Please call Lisa Reynolds at (415) 296-7760 should you have any questions.

Name and title of person completing
questionnaire

Leo Sackett, Lieutenant

Phone Number(916) 756-3907

March 22, 1990

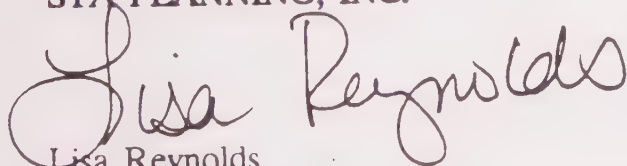
Tom Burton
Acting Fire Division Chief
City of Davis Fire Department
530 5th Street
Davis, California 95616

Dear Tom:

Thank you for meeting with me the other day to go over the Public Service and Utility Questionnaire. We have sufficient information for the EIR. Please find enclosed your responses to the questions which were typed from my notes. If you have any additions or comments, please give me a call at (415) 296-7760.

Sincerely,

STA PLANNING, INC.



Lisa Reynolds
Assistant Project Manager

Enclosure

CITY OF DAVIS UTILITY QUESTIONNAIRE

1. What type of services do you provide?

Fire Protection

2. List the names and locations of the facilities serving the project area, their approximate distance from the area, their capacity, and the level at which they are presently operating. If none, please indicate.

Station 1. 530 5th Street
Station 2. 1350 Arlington
Station 3. 425 Mace Boulevard

Including all three stations there is a minimum of 10 firefighting personnel per day. There is usually 3 persons each at Stations 2 and 3. At Station 1, the main station, there are at least four persons on shift.

3. What level of service, if any, do you provide to the project area at this time?

The Fire Service Area does not include the entire Davis Planning Area. The Fire Service boundaries include the County Road 29 to the north, the East Levee to the east, the University of California border/1st Street/North Fork of Putah Creek/Southern Pacific Railroad to the south, and County Road 98 to the west.

The average response time to the outer edges of the Service Area is approximately 10-15 minutes. This can vary due to traffic and weather. The response time is less within the urban areas of the City.

4. Will the proposed project adversely impact the level of service you presently provide?

There would be an impact if access into the proposed open space features (e.g. the wetlands or greenbelt) is restricted though certain construction features, fences, or other means. The impact would depend on the amount of human use within the open space areas. The Department is concerned about

the compatibility of urban uses adjacent to open space areas. The project may result in increased calls for service especially medical calls.

5. What are the current plans, if any, for expansion of your facilities (include use, location, capacities, and completion dates). Include any of these which may serve the project area.

The main station will be relocated within 2 - 5 years to the northern end of the City north of Covell Boulevard and east of the Southern Pacific Railroad tracks. The relocation will not affect the level of Fire Department personnel or operations.

6. Will the project create a need for the expansion of facilities or the addition of staff? If so, give a brief description of anticipated needs.

It is not anticipated that the project will generate many more calls for service than at the present time. If Davis General Plan guidelines are followed there will probably not be a need for additional shift personnel. Depending on the development stimulated by the greenbelt such as commercial uses within or outside the greenbelt, more development review meetings, plan review, and annual inspections may be required.

7. Is there revenue budgeted for such an expansion? If not, what methods will be used to secure capital revenue?

If Davis General Plan guidelines are followed there will probably not be a need for additional shift personnel.

8. Please explain how you determine service demands (i.e. standard consumption/generation rates, etc.).

1. Distance from Fire Houses to the project site.
2. Response time from Fire House to the project site.
3. Number of emergency responses (demands).

9. What problems do you foresee in servicing this project? Identify any particular concerns.

Concerns include access to the proposed greenbelts and wetlands in order to respond to calls.

10. What measures can you recommend for mitigating project impacts that may be incorporated into the project?

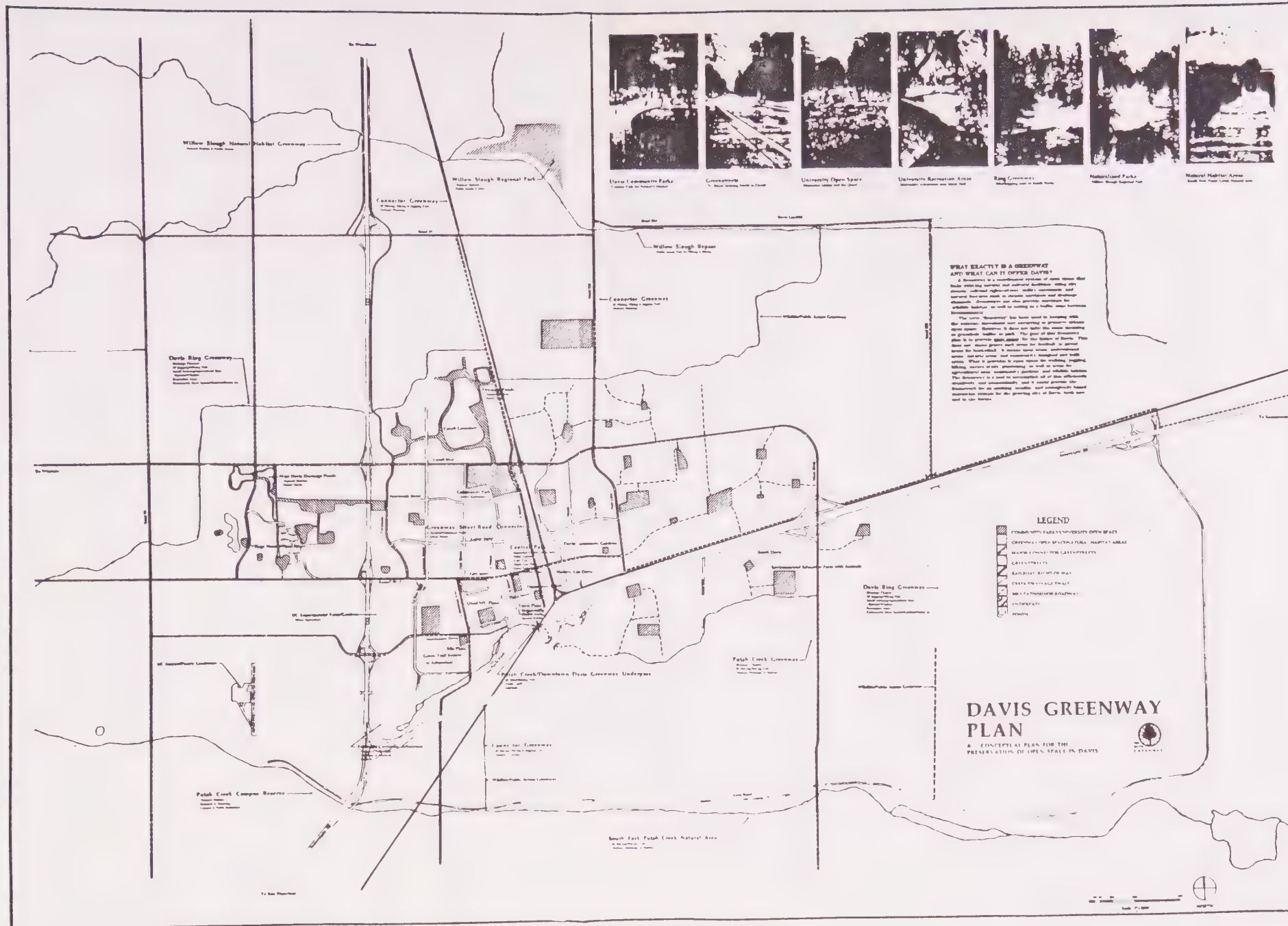
1. Ensure that access is provided to open space uses.
2. Allow Fire Department to review specific proposals.

Please fill in the information below should we need to contact you. Please call Lisa Reynolds at (415) 296-7760 should you have any questions.

Name and title of person completing
questionnaire

Tom Burton

Phone Number (916) 756-3743



APPENDIX B

EXISTING CITY POLICIES AND REQUIREMENTS

EXISTING POLICIES AND REQUIREMENTS
APPLICABLE TO THE PROPOSED OPEN SPACE ELEMENT

DAVIS

Land Use Element

- 2.1.A. Maintain Davis as a small, University-oriented city surrounded by farmland.
- 2.1.E. Urge Yolo County and Solano County to preserve agricultural land within the Davis Planning Area beyond that proposed for development.
- 2.1.L. Create public access for community and non-commercial open space and recreational uses (e.g. community gardens, urban forests and biking, jogging, hiking or equestrian trails) on periphery of the urban area.
- 2.1.M. Negotiate with affected jurisdictions and public and private agencies to obtain support for permanent designation of open-space and agricultural zoning within the Davis Planning Area beyond proposed development.
- 2.1.O. Seek adoption by Yolo County and Solano County of the following open-space preservation policies in their respective General Plans. Open-space uses include agriculture, outdoor recreation, and natural habitat preserves.
 - Maintain open-space land uses including outdoor recreation and natural habitat preserves within the Davis General Plan Planning Area beyond the proposed urban development boundaries.
 - Support tax and economic incentives that enhance the economic competitiveness of agriculture.
 - Apply or retain land-use controls to protect the scenic rural corridors between neighboring communities.
 - Encourage voluntary restriction of development through dedication of scenic or conservation easements.
 - Support activities of nonprofit land trusts and conservation organizations in acquiring development rights to open-space lands by gift or purchase by fee simple title.

- 2.2.A. Plan for completion of Davis as a city surrounded by agriculture and open-space uses, rather than a continually expanding segment of a metropolitan area in which all cities eventually are expected to grow to meet their neighbors.
- 2.2.E. Include greenbelts in new development areas to strengthen the distinctive community character already established in several Davis neighborhoods.
- 2.2.F. Where feasible, create open space between urban and agricultural uses to provide a visual edge.
- 2.2.H. Enhance the sense of neighborhood by locating parks, shopping centers, schools and other institutional uses on prominent, central sites where they will "belong" to the area they serve.
- 2.3.F. Make greenbelts, typically including bikeways, a feature of new development areas.
- 2.3.K. Provide greenbelts as a central design feature of new development areas.
- 2.8.B. Schools are to be developed in conjunction with the siting of parks and greenbelts.

Open Space Element

The following policies make up the currently adopted Open Space Element.

- 3.2.A. Support the Yolo County General Plan goal calling for protection of prime and other agricultural land from urban development.
- 3.2.B. Designate lands below 25-foot elevation as floodplain and wildlife habitat to be maintained in agricultural use.
- 3.2.C. Prohibit new residential subdivisions and other urban development in areas designated Agriculture on the General Plan Map.

This policy supports Yolo County General Plan policy LU 14, which prohibits new residential or suburban subdivisions in the agricultural designated areas. (See Land Use Element policies on the greenbelt/agricultural buffer).

- 3.2.D. In order to allow efficient cultivation, pest control, and harvesting methods to be employed on agricultural land, require those property owners wishing to develop to provide a buffer or other means of mitigating the adverse

effects of urban development on adjoining agricultural land.

3.2.E. Seek adoption by Yolo County and Solano County of the following open space preservation policies in their respective General Plans. Open space uses include agriculture, outdoor recreation, and natural habitat preserves.

- Maintain open space land uses including outdoor recreation and natural habitat preserves within the Davis General Plan Planning Area beyond the proposed urban-development boundaries.
- Support tax and economic incentives that enhance the economic competitiveness of agriculture.
- Apply or retain land use controls to protect the scenic rural corridors between neighboring communities.
- Encourage voluntary restriction of development through dedication of scenic or conservation easements.
- Support activities of nonprofit land trusts and conservation organizations in acquiring development rights to open space lands by gift or purchase by fee simple title.

3.2.F. Use all available mechanisms for preservation of open space. This may include a fee applied to land annexed to the city.

3.3.A. Acquire and develop parkland that is sufficient to provide, where land is available, a neighborhood or district park within 3/8 mile and a district park within 1 1/2 miles of all dwelling units.

3.3.B. Design and locate each new neighborhood park to serve as a visual amenity for the surrounding neighborhood.

3.3.C. Locate each new neighborhood park near the center of the neighborhood that it will serve.

3.3.D. Do not allow land that is not suitable for building to be counted toward fulfilling parkland dedication requirements.

3.3.E. Provide a continuous system of on- and off-street interconnected bikeways for recreational use and transportation.

3.4.A. Protect and preserve existing natural habitats areas within parks.

- 3.4.B. Encourage the continued involvement of citizens groups in the planning, construction, and maintenance of park and recreation facilities.
- 3.4.C. Strive for original and innovative park design, both in a functional and visual sense. Encourage the inclusion of park equipment designed by artists.
- 3.4.D. Ensure that all city residents have access to recreation programs and facilities.
- 3.4.E. Expand access to parks by developing facilities for night-time recreation in district parks.
- 3.4.F. Minimize recreation facilities within natural habitat areas. Design any recreation or interpretive facilities within natural habitat areas to be non-intrusive and site-sensitive.
- 3.4.G. Coordinate recreation and child-care programs with other City programs, such as arts and cultural programs.
- 3.4.H. Provide adequate shade and wind protection in parks by using various landscaping techniques and constructed elements including:
 - Trees for shade and wind protection.
 - Shade structures including arbors, lattice-work canopies, and trellises.
- 3.4.I. As appropriate, incorporate short- and long-distance views in park design and planning.
- 3.4.J. Develop standards for night-time activities and facilities, including lighting, that minimize impacts on surrounding residential areas.
- 3.4.K. Design parks to be accessible by pedestrians and a variety of transportation modes including car, bus, and bicycle.
- 3.4.L. Provide facilities within neighborhood parks that will meet the needs of nearby residents, as determined by the Neighborhood Park Planning Committee for that neighborhood.
- 3.4.M. Provide park facilities in District Parks that will meet the needs of specific-interest groups and of city residents as a whole.
- 3.4.N. Encourage the location of child-care facilities on or near park sites.

- 3.5.A. Require greenbelts in plans for new development areas.
- 3.5.B. Greenbelts are to be dedicated and improved separately from dedication of park acreage or payment of in-lieu fees as authorized by the Quimby Act (Gov. Code 66477).

Traffic and Circulation Element

- 4.4.A. Assure safe and convenient bicycle access to all areas of the City.
- 4.4.C. Provide bicycle lanes and/or paths along all collector and arterial streets.
- 4.4.D. Where motor vehicle speed and volume make on-street bike lanes unsafe or unpleasant, plan for off-street bike paths.
- 4.4.F. Provide convenient bike access between areas where cars are prohibited.
- 4.4.G. Improve bicycle access between South Davis and the University of California, Davis campus.
- 4.4.H. Prepare and implement bicycle parking standards.

Conservation Element

- 6.1.A. Preserve and protect natural habitat areas.

The major natural habitat areas are along Putah Creek, Willow Slough, and Dry Slough.

- 6.1.B. Require development to be set back from creeks and channels where wildlife habitats exist. Limit activities within the setback area to trails and other uses that would not affect the adjacent natural habitat area.
- 6.1.C. Do not allow active recreation or other incompatible uses of natural habitat areas.
- 6.1.D. Require that site plans for development incorporate setbacks from creeks and channels, and how natural habitat areas will be preserved.
- 6.1.E. Encourage the University to preserve natural habitat areas on campus.

- 6.1.F. Where storm-retention ponds and drainage ponds have become wildlife habitats, encourage preservation of the habitat.
- 6.2.A. Enhance natural areas and create new wildlife habitat areas.
- 6.2.B. Maintain existing trees, and continue to encourage tree planting.
- 6.2.C. Cooperate with other governmental agencies, the University, and citizens' groups in restoring examples of natural areas and habitats that have been lost. Preserve these areas as habitat and scenic areas or for passive recreation as described in Policy 6.1.B. above.
- 6.2.D. Encourage use of native plants in public and private landscaping.
- 6.2.E. Encourage management of storm-retention ponds, drainage ponds, channels, and other appropriate areas as wildlife habitats.
- 6.2.F. Where appropriate, encourage landscaping that provides wildlife habitats.
- 6.2.G. Update and maintain a list of Landmark Trees and Trees Worth Saving and use it as a basis for project design review.
- 6.2.H. Continue to implement the street-tree program.
- 6.2.I. Provide the public with information about appropriate trees to plant in Davis.
- 6.2.J. Preserve agricultural lands adjacent to the Yolo Causeway to preserve the habitat which is part of the Sacramento Valley flyway for migratory waterfowl and other bird species.
- 6.2.K. Encourage alternatives to the use of pesticides and herbicides.
- 6.4.A. Provide for both the long-range water needs of the Davis Planning Area, and protection of the quality and quantity of groundwater resources.
- 6.4.C. Continue to pursue reduction in water use through programs encouraging water conservation.
- 6.4.D. Manage groundwater resources so as to preserve both quantity and quality.

- 6.4.E. Continue to monitor the quality of water produced by City wells and take actions as need to maintain or improve water quality.
- 6.4.F. Evaluate and develop a program to encourage reuse of treated wastewater.
- 6.4.G. Where feasible and consistent with General Plan land use policies, locate stormwater-retention ponds in areas where soil is suitable for groundwater recharge.
- 6.4.H. Implement water-conserving landscaping practices in City projects.
- 6.4.K. Research issues in Yolo County that affect quality and quantity of water, including injection wells.
- 6.5.A. Act to conserve soil resources consistent with General Plan growth policies.
- 6.5.B. Coordinate with Yolo and Solano counties, the Resources Conservation District, and the Soil Conservation Service in implementing programs to reduce soil erosion by wind and water.
- 6.5.C. Promote preservation of prime agricultural land.
- 6.5.D. Encourage prudent management of mineral resources in the planning area.
- 6.5.O. In new development, use trees and other vegetation, with a minimum of pavement, to provide shade and reduce energy demands for cooling.
- 6.5.S. Through the design-review process, require site planning that maximizes the effects of cooling southwest winds.
- 6.6.A. Preserve historic features of the Davis area including, but not limited to, the agricultural surroundings.
- 6.6.B. Protect sites of significant archaeological importance.
- 6.6.F. Preserve and protect scenic resources.
- 6.6.J. Regulate activities that cause soil compaction and stratification.
- 6.6.K. Require tree rows or other windbreaks in buffers on the edges of urban development and in other areas where required to prevent soil erosion.

Safety Element

- 7.1.D. Require that areas of highly unstable soils, on which construction cannot feasibly be made safe, be used for open space, including greenbelts and parks. Require that site plans for development delineate the hazardous areas, and show the proposed use of those areas as greenbelts or parks.

South Davis Specific Plan

Residential Land Use

Objective:

- Residents shall have easy and direct access to shopping, schools, and parks through an integrated network of streets, bike paths and greenbelts.

Circulation Element

Policies:

3. Internal Circulation - Bike Paths/Lanes

- An integrated bicycle path system shall be provided on existing and planned greenbelts.
- Bicycle lanes and paths are to be developed to City standards. Bicycle paths are to be at least 10 feet of paved width plus two feet of unobstructed area, and are to be paved in asphalt or concrete.
- Bicycle circulation connections shall be provided as follows:
- At the east end of Glide Drive
- Bicycle undercrossings at:
 - The intersection of northerly Cowell Boulevard and Road 103
 - The intersection of southerly Cowell Boulevard and Utah Creek parkway
 - The southerly Cowell Boulevard near the school site/park site

- The northerly Cowell Boulevard near the 15-acre playfield
- Road 103 at Putah Creek parkway

Community Facilities Element

Goal:

- Provide ample, accessible, and attractive parks, open space, and greenbelt for South Davis--to contribute to the area's identity as a desirable place in which to live and work.

Objectives:

- Establish a park and open space system which shall become the focus of major public facilities and activities.
- Preserve existing flora and incorporate into the open space system.

Policies:

- Where feasible, combine school and park sites.
- Provide a 5-acre neighborhood park along the south side of northerly Cowell Boulevard.
- Provide a 15-acre district park/playfield near the intersection of the Cowell Boulevards.
- Provide a 17-acre district park combined with the new elementary school along the south side of southerly Cowell Boulevard.
- Integrate the large cluster of existing trees west of Road 103 into the greenbelt system. Unhealthy trees may be removed.
- Develop a comprehensive greenbelt system linking residential neighborhoods with schools and parks. The greenbelt shall have an average width of 100 feet wide with no point being less than 30 feet wide and shall be planted with trees and turf grass. The amount of the greenbelt shall be consistent with the General Plan.
- Preserve and enhance the Putah Creek Parkway by the preservation of trees and shrubs. The parkway shall be developed as a low

maintenance area, including natural grasses, native trees, and a 12-foot wide bike path. Generally, a minimum area of 50 feet from the tree lined top of bank shall be dedicated for parkway development. Houses shall be sited at least 50 feet from the parkway's north border.

- The City shall analyze park and open space maintenance needs and hire required additional City staff.

Development Phasing

Policies:

- Non-residential land uses shall be phases consistent with the phased allocation system and with infrastructure improvements.

Implementation

Policies:

- Lands for greenbelts and parks shall be dedicated to the City through development. Improvements for greenbelts shall be constructed by the developer. All dedications shall be consistent with the Major Projects Financing Plan.

East Davis Specific Plan

- 3.1.I. Preserve monumental trees existing on the site.
- 3.1.J. Bike lanes and paths shall be designed in accordance with City standards. The plan shall require a comprehensive, interlinked system of paths and lanes connecting the developed East Davis area, South Davis area, the planned parks and shopping areas, Road 32A and Mace Boulevard.
- 3.4.K. Provide bicycle lanes, paths, and undercrossings as shown on the Specific Plan map. Off-street bicycle paths are to have adequate lighting and are to be accessible to police patrol cars. The bicycle circulation system is to be funded and constructed by the developer to City standards.
- 3.5.A. The following parks shall be provided:
 - A 23-acre district park;

- A 5-acre neighborhood park located north of the new drive and a 4-acre neighborhood park located south of the new drive; and
 - Two 1-acre miniparks.
- 3.5.B. Incorporate two existing monumental oak trees as features of the district park.
- 3.5.C. Greenbelts shall be a minimum of 50 feet in width, but average minimum of 100 feet in width where feasible.
- 3.5.D. Landscape and irrigation plans for public and private parks and greenbelts shall incorporate native and drought tolerant vegetation as the primary plant species to be used. Such plans shall be reviewed by the Design Review Commission and Parks and Recreation Commission.
- 3.5.F. Existing trees, especially Valley Oak trees, shall be preserved, protected, and incorporated (designed) into the various land uses of the plan. Any trees to be removed shall be approved for removal by the Design Review Commission only after:
- a. Submissions of a survey or condition report from a qualified arborist;
 - b. Recommendations from the appropriate City staff; and
 - c. Recommendations from a wildlife biologist concerning existing wildlife in and around the tree.
- 3.5.G. Existing trees, particularly Valley Oaks, shall be adequately preserved and protected during construction periods by at least the following:
- a. A 6-foot high chain link fence surrounding the tree and exceeding the drip line of the tree;
 - b. Signage attached to the fence indicating that the tree is to be preserved and is protected by a bond; and
 - c. Posting of a cash bond of \$5,000 per tree with the City Finance Department. The bond is to be returned to the developer upon completion of the development project and certification by the City that the tree has not been harmed by the construction.

- 3.5.H. Parks and greenbelts shall be designed to incorporate pedestrian amenities as determined by the Recreation and Parks Commission. Such amenities shall include, but are not limited to:
- Benches and other seating designs;
 - Trellises for shade;
 - Barbecue facilities;
 - Water Fountains.
- 3.7.B. Relate the shopping center and the adjoining neighborhood park by orienting restaurants and specialty food sellers to the park.
- 3.7.C. Provide direct bicycle/pedestrian access between the shopping center and the business park.
- 3.8.A. Limit the geographic extent of urban development in the East Davis Specific Plan area to maintain consistency with General Plan policy 2.1.C limiting the geographic and population size of the City.
- 3.8.B. Maintain the 92-acre parcel at northeast edge of study area (Yamco) in agricultural use, consistent with General Plan policies on buffer use.
- 4.2.H. A storm-water retention pond serving the Specific Plan area shall be incorporated into the industrial-business park land use area along Road 32A (Second Street). The design of such facilities shall incorporate the following principles:
- Use for plant and animal habitats with consideration of re-creating native Central Valley wetland habitat;
 - Use for potential recreational activities;
 - Incorporation into the natural setting of buildings and landscapes nearby;
 - Use as visual open space; and
 - Use of shallow slopes and varying depth.
- 4.5.F. Preserve tree-lined ranch house drive as a bicycle/pedestrian route, Road 32A to Fifth Street.

- 5.5.A.3. Further eastward development should require extension of Fifth Street to New Drive and construction of New Drive to Covell Boulevard. Development should occur to the north and west of these streets, requiring commitment of the school and park sites and the greenbelt shown on the Specific Plan map. Construction of the neighborhood shopping center will be unlikely until most of the residential development is complete.

COUNTY OF YOLO

General Plan

LU 2. Land Use, Basic

Yolo County shall direct the distribution, location, and density of land uses throughout the unincorporated area by means of a Land Use Element of this General Plan, Coordinated with all of the other integrated or referenced elements and with Community Plans, Area Plans, and subject plans which are a part of this General Plan as amended.

This Land Use element requires that new development be located according to these priorities:

- First: Renew and maintain existing urban areas.
- Second: Develop vacant land within urban areas, presently served by streets, water, sewer, and other public services.
- Third: Where necessary to develop outside existing developed urban areas, only develop land immediately adjacent to the existing urban developments.
- Fourth: Prohibit urban development in agricultural areas.

LU 5. Urban Uses

New urban development, other than replacement or redevelopment of present urban uses in urban places shall be discouraged in the following places:

- Areas without current adequate public service and utility capacities and without capital improvement plans or installations, and where such facilities have not been budgeted or programmed to accommodate the development proposed.

- In areas with substantial congestion, or where adequate transportation and transit cannot be assured without substantial public cost and without substantial, unmitigated damage to the social or physical environment.
- In areas where the proposed development would continue the existing socioeconomic imbalance.
- In areas where there are moderate to substantial natural resources which would be prevented from being developed and used by the new development proposed.
- In areas not contiguous to existing urban development.
- In areas not designated in this General Plan for urban uses.

LU 6. Protect and Conserve

It is the policy of Yolo County to vigorously conserve and preserve the agricultural lands in Yolo County. Yolo County shall protect and conserve agricultural land use especially in areas presently farmed or having prime agricultural soils and outside of existing planned urban communities and outside of city limits.

LU 7. No Non-Agricultural Uses

Nonagricultural land use activities are prohibited from agriculturally designated areas in Yolo County, except as specifically defined in Policies LU 12, LU 17, LU 18, LU 19, and LU 46.

LU 8. Williamson Land Conservation Program

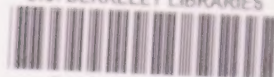
Yolo County shall adopt and maintain the Williamson Act Land Conservation Program.

LU 9. Agricultural Preserve Zoning

Yolo County shall apply A-P, Agricultural Preserve, zoning to all agricultural lands which qualify for an agricultural preserve contract.

Yolo County may apply A-P zoning to other lands which the Planning Commission finds are critically situated, relative to existing Agricultural Preserve. In such case, the Planning Commission shall find that the application of A-P Zoning to the non-contract land is necessary to protect the land in the preserve in the interest of public safety and convenience. Such policy shall be applied to minimize or eliminate the interference of non-agricultural uses in agricultural areas outside of designated urban areas

U.C. BERKELEY LIBRARIES



C124903708

